

Totem Lake Neighborhood

XV.H. TOTEM LAKE NEIGHBORHOOD INTRODUCTION

1. INTRODUCTION

The Totem Lake Neighborhood is located in the northeast corner of Kirkland (see Figure TL-1). The neighborhood encompasses about one square mile, generally bounded by NE 132nd Street on the north, Slater Avenue and I-405 on the east, and the boundary created by established single-family residential areas on the south and west.

Development in the neighborhood includes residential, office, retail, light industrial and institutional uses. The neighborhood is home to many residents and the City's largest employer, the Evergreen Hospital Medical Center. The center of the neighborhood also contains the Totem Lake Mall, a regional retail center. I-405 interchanges at NE 124th Street and NE 116th Street provide regional access to and through the neighborhood. Significant natural features include Totem Lake, Juanita Creek and associated wetlands, and the steep slopes that bound the neighborhood to the north and east. The purpose of this plan is to implement the vision of the Totem Lake Neighborhood as an attractive urban village that is welcoming to visitors and residents alike.

Consistent with the Comprehensive Plan, this neighborhood plan addresses future land use through 2012. However, the intensity of land uses that are planned for the neighborhood, particularly those expected to occur in the Totem Center area, are likely to come to pass over a much longer period. It is anticipated that this plan will be updated on an ongoing basis, to respond to changing conditions within the neighborhood and the City.

Framework goals that provide the basis for this plan include:

- ◆ Foster a diverse, vibrant economic environment, supplying broad commercial and employment opportunities.
- ◆ Promote the strength and vitality of Totem Center.

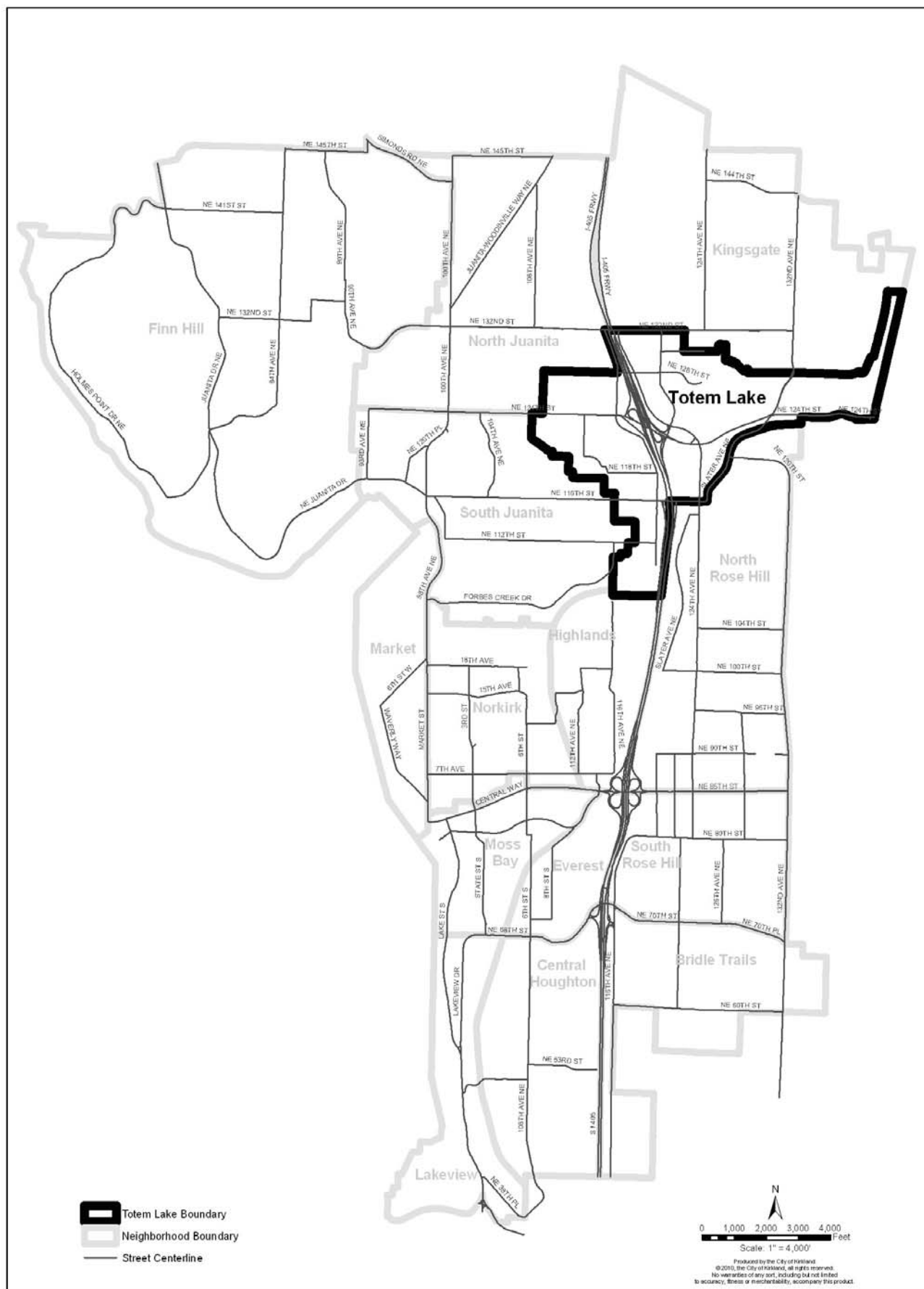
- ◆ Preserve, protect, and enhance the natural environment in the Totem Lake Neighborhood.
- ◆ Support new development and redevelopment with adequate public services.
- ◆ Provide a sense of neighborhood identity.
- ◆ Protect and strengthen diverse residential areas.
- ◆ Improve circulation within and through the neighborhood.

2. VISION STATEMENT

The Totem Lake Neighborhood is an attractive urban village that is welcoming to visitors and residents alike. The heart of the neighborhood includes the Totem Lake Mall, Evergreen Hospital Medical Center, regional transit facilities and higher intensity residential, retail and office uses. This central core includes a mix of medical, retail, office and housing uses in architecturally attractive buildings, formal and informal public meeting spaces, and extensive pedestrian amenities. In addition, public investments in landscaping, signage, street furniture and public art contribute to a safe and attractive pedestrian environment. Together, these public and private efforts have created an inviting sense of community.

The Totem Lake business district plays a vital role in the overall Kirkland economy. It is a focus for jobs and economic activity. Totem Lake serves as the community and sub-regional center for services, vehicle sales, major destination retail and health care.

A wide array of residential, retail, light industrial and office uses surround this core. Residential uses consist primarily of moderate-density and high-density multi-family development, providing an important source of workforce housing in a highly desirable locale. Employment opportunities run the gamut, from small start-up businesses, to light industrial uses to high tech medical uses, as well as traditional retail and office employment. Together, this rich mix of uses provides a strong and stable source of housing and employment opportunities for the City as a whole.



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The neighborhood is a valuable member of the family of neighborhoods within the City and region as a whole, providing services, employment and recreational opportunities for area residents. Regional facilities connect the neighborhood to the balance of the City. Development around the edges of the neighborhood provides a seamless transition between the commercial center of Totem Lake and the lower-density residential pattern of the surrounding area.

The neighborhood is designed for people. Mobility is enhanced through the provision of a wide range of choices for movement to, through and within the neighborhood. Vehicular capacity is maximized without compromising community character. High capacity transit service and facilities at the core of the neighborhood provides strong regional access to the larger community. Local transit connections, an extensive nonmotorized network and a local boulevard system all combine to complement and support the regional system.

The City has taken care to preserve and enhance natural open space areas in the neighborhood. Distinctive natural landmarks in the neighborhood include Totem Lake itself, natural greenbelts along Juanita Creek and its tributaries, and the preserved natural areas along steep slopes in the neighborhood. A central neighborhood park provides an opportunity for informal and organized play, as well as an inviting meeting place for local residents.

In 2012, the Totem Lake Neighborhood has evolved into a lively urban village with an appealing mix of residential, commercial, medical office, light industrial and open space uses.

3. ECONOMIC DEVELOPMENT

Framework Goal: Foster a diverse, vibrant economic environment, supplying broad commercial and employment opportunities.

The Totem Lake Neighborhood is a vital employment, retail and service center that serves the City of Kirkland and surrounding region. The Totem Lake Neighborhood is the City's largest employment center and the City's leader in retail sales. The neighborhood contains the City's only Urban Center, designated by the Growth Management Planning Council in 2003.

The "Urban Center" classification is described in the Countywide Planning Policies. It is characterized as having clearly defined boundaries, an intensity/density of land uses sufficient to support transit, a broad range of uses, an emphasis on the pedestrian, superior urban design, and limitations on the use of the single occupancy vehicle. The Totem Lake Neighborhood fits this description.

The policies in this section are intended to support and strengthen the economic environment in the Totem Lake Neighborhood. A healthy economy provides employment and helps pay for basic public services such as parks, transportation, police and fire protection and human services. The policies encourage a mix of retail, office, service and industrial uses, intensive development where supported by public services, and collaboration between the public and private sectors.

This section provides policy direction regarding economic development in the Totem Lake Neighborhood, and applies to land throughout the neighborhood, including Totem Center. Broad citywide economic development policies are found in

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the Economic Development Element. Those policies, while not repeated here, are applicable to the Totem Lake Neighborhood.

Goal TL-1: Nurture and strengthen the role of the Totem Lake Neighborhood as a community and regional center for retail, health care, vehicle sales, light industrial and office employment.

Policy TL-1.1:

Support the growth and retention of commercial activity in the neighborhood.

The Totem Lake Neighborhood is an economic engine for the City. The neighborhood has healthy retail and office areas as well as tremendous potential for growth. Public efforts should nurture and support existing uses as well as new growth. Public support can be provided through appropriate levels of public infrastructure (as defined in the Capital Facilities Element), a streamlined efficient regulatory review process, development standards that encourage high quality development, designation of sufficient land for commercial development and a variety of other mechanisms. All of these measures should be developed to support commercial activity in the neighborhood.

Policy TL-1.2:

Seek opportunities for partnerships between the public and private sectors to enhance the neighborhood's economy.

Economic activities provide jobs, goods and services and contribute to the City's economic health. Because of the importance of economic activity, the City should take an active role in supporting economic development. Beyond the traditional regulatory and public services role, public/private partnerships may be beneficial to the neighborhood and city as a whole. In cases where there is clear public benefit, the City should pursue public/private partnerships to stimulate economic development. These opportunities may include collaboration with

local businesses to identify and resolve issues, and/or technical assistance from the City's economic development manager.

Policy TL-1.3:

Plan for economic activity that creates new jobs and increases the diversity of employment opportunity in the neighborhood.

Land dedicated to economic development activities is a valuable resource that should be preserved and used as efficiently as possible. A balanced supply of retail, office and light industrial land in the neighborhood ensures diverse economic opportunities and will sustain future economic growth.

In addition, businesses that provide primary jobs (those that produce products or services sold outside of the community) should be encouraged. Primary jobs generally pay higher than average wages, stimulating consumer spending and increasing the opportunity for Kirkland's workers to live within the community. These "basic industries" provide positive multiplier effects on the economy, through the sale of goods outside the region and by bringing new capital into the local economy.

Goal TL-2: Focus intensive growth within Totem Center (Districts TL 1, TL 2, and TL 3).

Policy TL-2.1:

Provide for increased intensity of development in Totem Center.

In the Totem Lake Neighborhood, the most intensive commercial development is focused in Totem Center (see Figure TL-2). The Evergreen Hospital and Medical Center and the Totem Lake Mall play a key role in the overall health and vitality of the District, attracting a cluster of complementary and collaborative businesses.

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To ensure intensive economic development activity, a minimum development threshold is required within the District. Please refer to the Totem Center policies for a more specific discussion of Totem Center economic development policies.

Goal TL-3: Preserve and intensify commercial areas outside of Totem Center.

Policy TL-3.1:

Protect and nurture existing retail and office areas.

Outside of Totem Center, established retail areas are located around the I-405/NE 124th Street interchange and extend to the east and west along NE 124th Street as well as to the north and south along 120th Avenue NE and along both sides of 124th Avenue NE (see Figure TL-3).

The greatest concentration of offices is located on the west side of I-405. The primary office area is the I-405 Corporate Center, extending south from NE 124th Street. A smaller office area is located along the south side of NE 128th Street (see Figure TL-3).

These established retail and commercial areas provide a range of employment opportunities and services, and contribute to the City's retail sales tax revenue for a healthy economy. These areas should be retained and strengthened. In some areas, housing is the preferred use on upper floors, as described in Policy TL-26.3.

Policy TL-3.2:

Expand opportunities for office development south of NE 116th Street (districts TL 10D and TL 10E).

The area south of NE 116th Street, known as Par Mac, is currently developed with a mix of light industrial, office, retail and service uses. Historically, this area was planned for and developed with manufacturing and light industrial uses that may have benefitted from proximity to the BNSF right-of-way, now known as the Cross Kirkland Corridor.

Prior to 2010 train service in this corridor was discontinued, and in 2012 the right-of-way was acquired by the City of Kirkland for a nonmotorized multi-use trail and/or transit route through Kirkland.

Over the past decade, many of these traditional light industrial and manufacturing uses have been converted to office, retail and other service uses, and the existing space no longer meets the needs of many industrial tenants. At the same time, the demand for office space in Kirkland and the Eastside as a whole has been increasing.

In recognition of this ongoing trend toward office use, the Par Mac area should be designated for office use. Office spaces designed for uses in the high-technology sector should be specifically encouraged. These types of firms tend to provide high-wage jobs and other benefits to the area's economy.

Additional building height should be considered for future development in this area. Due to the topographic characteristics of the land, situated at a lower elevation than the freeway to the east and from many areas of residential development to the west, greater height in this area would have limited impacts on views or the character of the area. Additional height would also encourage greater redevelopment of the area than might occur at the existing permitted intensity. Design considerations associated with additional height will include views from the freeway, and the need to preserve some openness across the area.

Existing industrial tenants in this area should continue to be supported through development standards that allow these uses to remain and expand.

Policy TL-3.3:

Expand opportunities for retail development in the area south of NE 124th Street, east of I-405 (districts TL 5 and TL 6).

Much of this area is established as a retail area, with a mix of retail uses. In the past, a small portion of this area was designated for light industrial use, and is currently developed with an office park containing a

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mix of office, light industrial and service uses. Because this area is isolated from other industrial areas and entirely surrounded by an established retail area, it should be allowed to develop as part of the larger retail center.

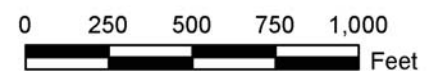
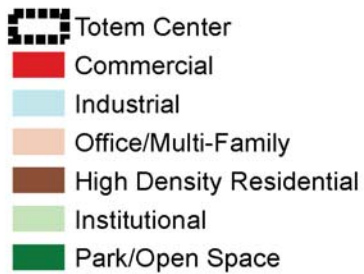
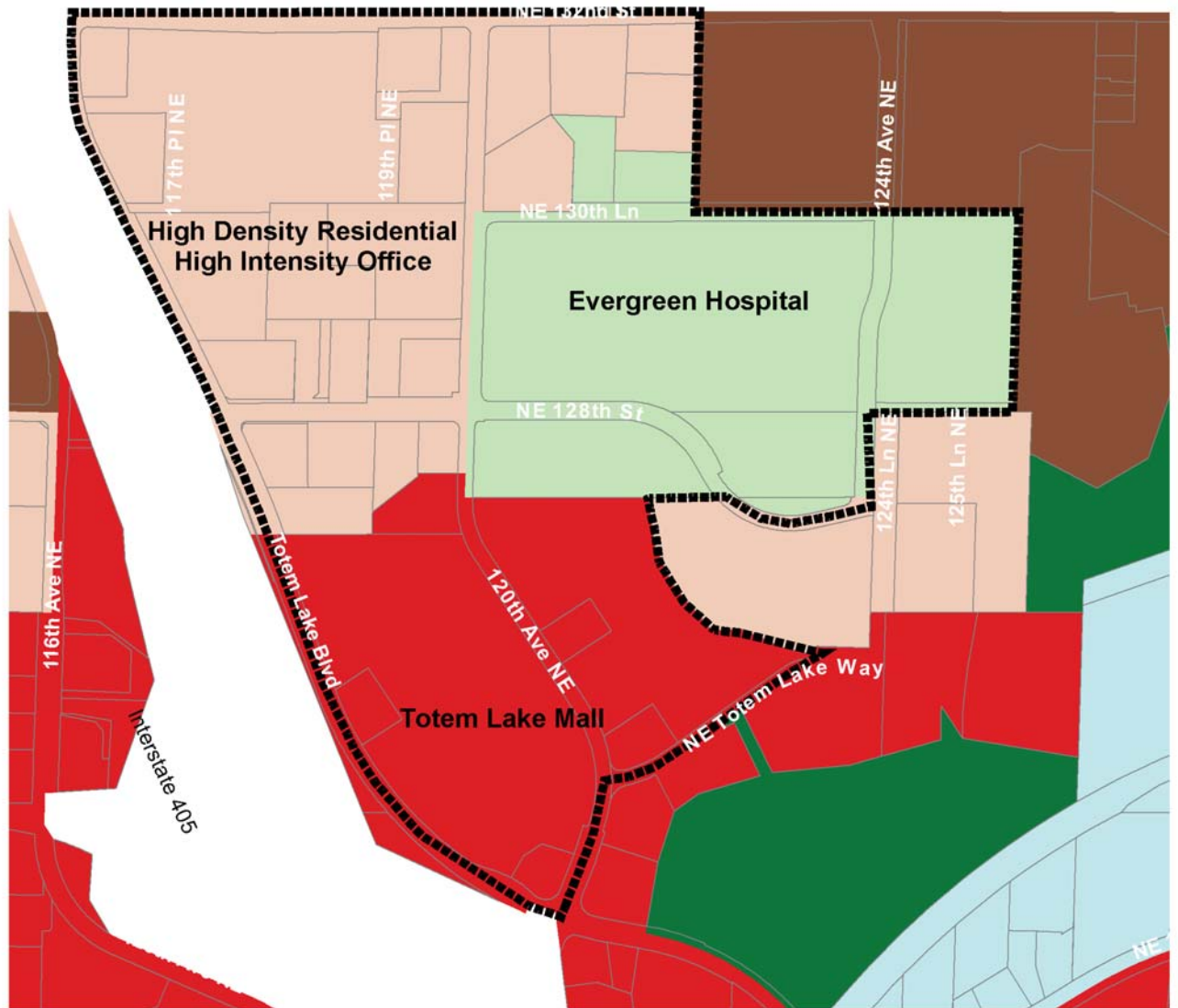


Figure TL-2: Totem Lake – Totem Center

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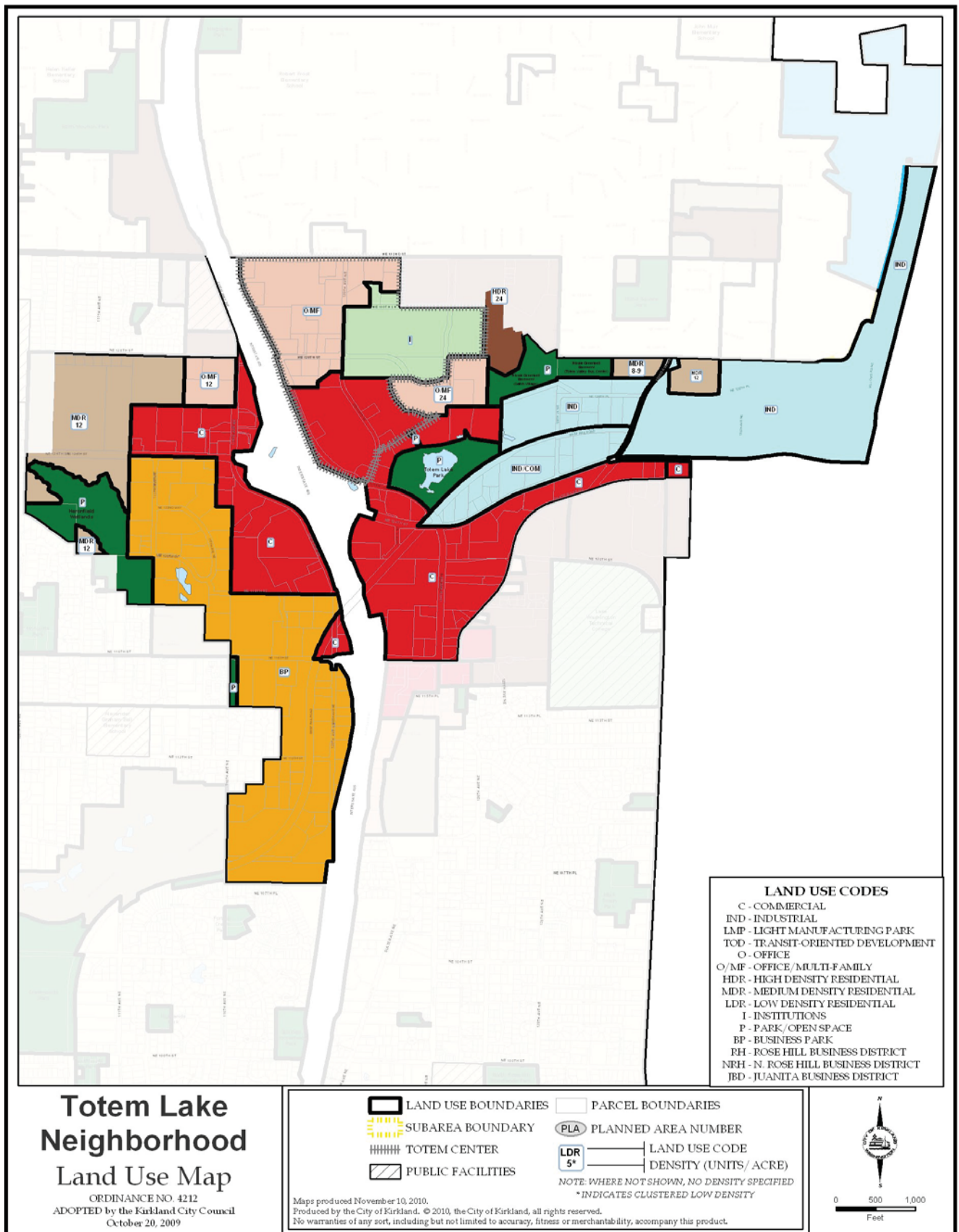


Figure TL-3: Totem Lake – Land Use

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Policy TL-3.4:

Enable expanded development opportunities for the commercial district located on the west side of 124th Avenue NE and south of NE 124th Street under a specific plan for the entire area (district TL 5).

The retail and industrial area located east of I-405, west of 124th Avenue NE, south of NE 124th Street and north of NE 116th Street (District TL 5 on Figure TL-11), presents a unique opportunity for the development of a planned, mixed-use district within the southern portion of the Totem Lake Neighborhood. Assembly of land may be feasible in this area, as much of the area is contained in several large property ownerships, the largest being slightly over 9 acres. The western portion of the district is located adjacent to the freeway, and at a lower elevation that may enable greater building height with minimal impacts.

The specific plan should evaluate the feasibility of a more intense commercial and residential district in this area, and consider options to:

- ♦ Strengthen retail development, including opportunities for vehicle dealerships,
- ♦ Consider building heights in excess of those allowed in other commercial districts,
- ♦ Create a more pedestrian-oriented district through:
- ♦ The siting of buildings and public spaces to be oriented to the pedestrian,
- ♦ The creation of a street grid through development of a north-south right-of-way, and the consideration of development bonuses where the set-aside of land and improvement of this right-of-way is provided through private development.
- ♦ Provide for increased housing capacity, and affordable housing in particular,
- ♦ Ensure complementary design in the development of the site, through:

- ♦ Coordination of individual increments of development with overall design plan,
- ♦ Shared vehicular access and parking areas, and
- ♦ Coordinated sign systems.

Policy TL-3.5:

Support the continued existence of industrial uses in the eastern portion of the neighborhood (district TL 9).

The Totem Lake Neighborhood contains a large light industrial area generally located east of 124th Avenue NE and in the vicinity of NE 124th Street and the Cross Kirkland Corridor (District TL 9 on Figure TL-11). This area is developed with a variety of industrial and service uses and is one of the few remaining light industrial areas in the City. Industrial uses in this area should be supported through development standards and incentives that encourage existing businesses to remain and expand, and future industrial tenants to choose to locate here.

The parcel of land located within this area, on the north side of NE 126th Place, just east of the Private Open Space area, may be appropriate for multifamily residential use, as well as industrial or small office uses. The site contains a steep, heavily vegetated hillside that may constrain development. The Natural Environment policies contained in this Neighborhood Plan set forth conditions for development of this hillside property.

Goal TL-4: Establish and support incentives to encourage automobile and other vehicle dealerships within the neighborhood.

Policy TL-4.1:

Provide flexibility in development standards while maintaining an inviting visual environment.

Vehicle sales uses seek to maximize visibility and efficiency in the display and storage of inventory. Flexible development standards that assist vehicle dealers in these goals without compromising the

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visual character of the area should be considered. For example, required landscape areas could be consolidated at site entries and building fronts to create a massed planting area. Consolidated landscaping could improve the overall appearance of the site while providing the vehicle dealer with greater flexibility in use of the balance of the site.

Policy TL-4.2:

Provide incentives for vehicle dealers to share storage, signs, and other features.

Vehicle dealers located in close proximity to each other could benefit from more efficient use of space for storage, increased effectiveness in signage, and an improved identity as a retail destination. Where feasible, vehicle dealers should share storage areas, consolidate signs, or take other measures to strengthen the attractiveness of the area to shoppers. Regulatory measures that remove obstacles and encourage such efforts should be implemented.

Policy TL-4.3:

Assist existing and prospective vehicle dealers through a variety of means.

Because vehicle sales and service uses typically have unique spatial and visibility needs, these uses may require special assistance to ensure their continued viability in the City. Zoning and regulatory measures should be considered to remove obstacles to development and increase flexibility in development standards. When warranted by a clear public interest and benefit, the City could also provide technical assistance in identification of sites or by facilitating business-to-business communication efforts. These business retention and recruitment measures should be considered as a means to ensuring the continued economic viability of vehicle related retail sales in Kirkland.

Goal TL-5: Monitor economic and employment needs in light of changing technology and make adjustments to land use where necessary.

Policy TL-5.1:

Monitor conditions and trends affecting commercial uses in the Totem Lake Neighborhood.

Over the past decade or more, rapid changes in technology have changed the nature and function of many commercial uses. For example, areas designated for traditional light industrial uses, such as manufacturing or warehousing, are increasingly used by businesses that produce computer-related hardware and software. Similarly, changes in communication have changed the way some retail activities take place. Because these changes impact the way that land is used, these changes should be monitored. As needed, changing economic needs should be addressed through adjustments in land use designations, definition of uses or other appropriate measures.

4. TOTEM CENTER

Framework Goal: Promote the strength and vitality of Totem Center.

Totem Center is home to the Evergreen Hospital Medical Center, the Totem Lake Mall retail center, a variety of office/commercial uses, and a planned transit station that will connect to the regional transit system. Currently, Totem Center is characterized by development of low to moderate intensity. While thriving in many ways, this district has significant potential for increased activity and vitality. Policies in this plan are intended to strengthen the role of Totem Center as the core of the Totem Lake Urban Center, providing a thriving employment, housing and service center for the city and the region.

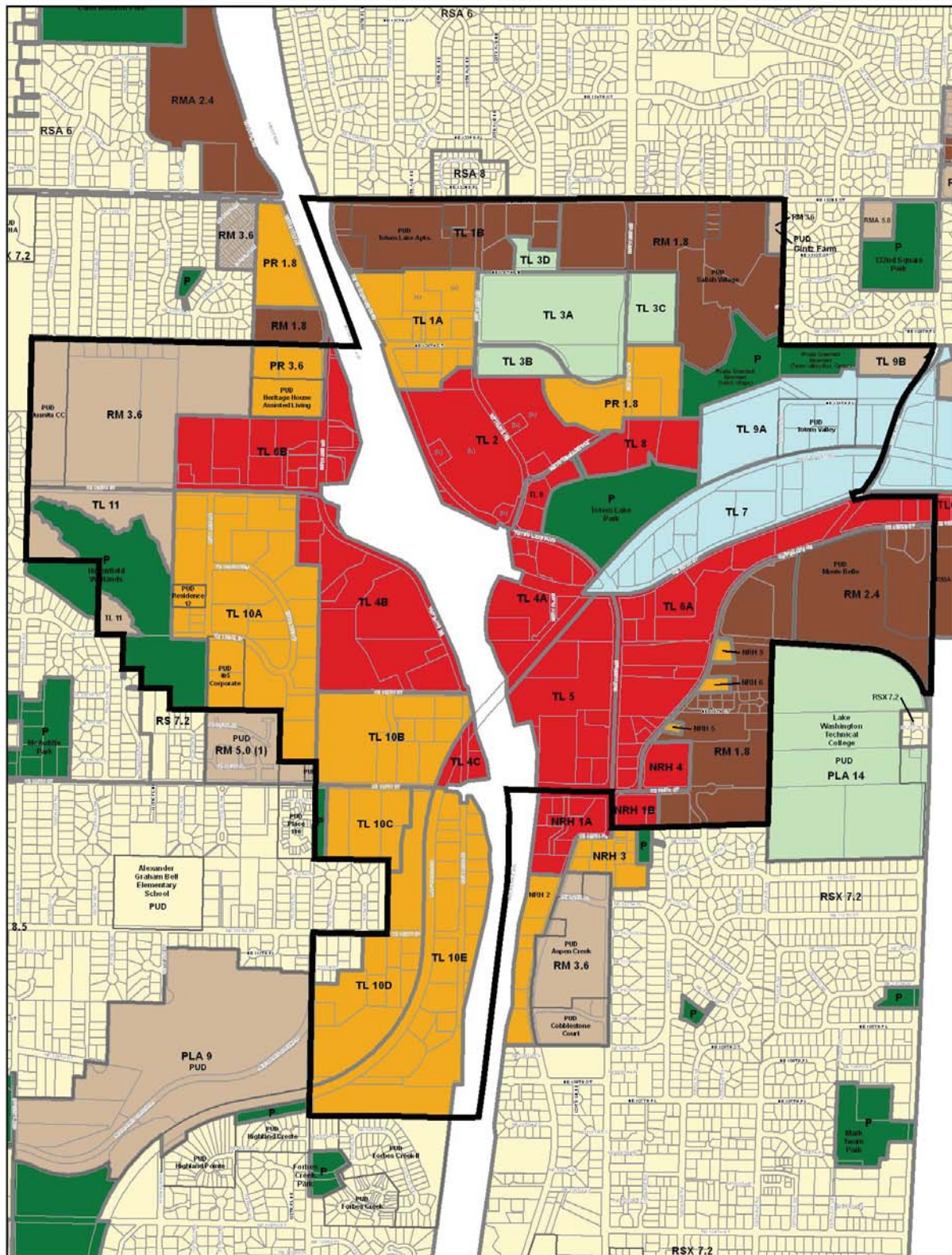


Figure TL-3a: Totem Lake Urban Center

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The location of a compact mix of land uses and employment opportunities within the Center can provide the environment for increased use of transit, and a decreased need for vehicle travel outside of the district. The policies for Totem Center capitalize on the synergy created by existing and planned uses to create an attractive and vital community center. Ultimately, planned development in Totem Center will contribute to the sense of community and identity for the entire Totem Lake Neighborhood, as described in the Neighborhood Vision.

Goal TL-6: Strengthen the role of Totem Center for employment in the city and region.

The Totem Center district contains the Evergreen Hospital Medical Center, the City's largest employer, the Totem Lake Mall, and a variety of office uses. The area has significant potential for future employment.

Policy TL-6.1:

Establish and actively support standards to ensure intensive redevelopment within Totem Center.

Totem Center contains the most intensive land uses within the neighborhood. Designated land uses in Totem Center include mixed-use, the Evergreen Hospital Medical Center, and the Totem Lake Mall (see Figure TL-2). In all of these areas, new development and redevelopment should be intense enough to create a sense of vitality and activity within the designated center. Minimum development thresholds should be established for new development and re-development.

Policy TL-6.2:

Ensure that regulations support and facilitate redevelopment and re-investment.

Regulatory flexibility can encourage redevelopment and encourage reinvestment that will support the long-term viability of Totem Center. To identify and eliminate barriers to development, the City should conduct a regulatory audit to determine whether

zoning code provisions unintentionally discourage development activity in Totem Center. The regulatory audit could consider complexity of applicable review processes, organization and accessibility of applicable regulations, and flexibility in the review process. New zoning classifications and/or overlay zones that offer simplified standards and/or a flexible mix of uses should also be considered.

Policy TL-6.3:

Support complementary development throughout Totem Center.

Uses that are complementary to the primary medical and retail uses within Totem Center should be encouraged. For example, new development could include medical offices in the Totem Lake Mall, workforce housing, or special purpose housing for populations served by the medical center. Retail uses to serve employees and businesses should be encouraged. To encourage and support residential development, service uses that support residential needs should also be encouraged.

Goal TL-7: Provide a variety of high-density residential uses.

Residential development in Totem Center is provided for in the mixed-use area. Mixed-use occurs when more than one land use is within a single building or when different uses are located in separate buildings close to each other. An important characteristic of mixed-use is that uses are in close proximity and have a good walking connection. Redevelopment in the mixed-use area could include both single use and mixed-use buildings within close proximity. Redevelopment should meet the density and intensity standards for Totem Center and make the mixed-use area generally more functional and attractive.

Policy TL-7.1:

Encourage residential development within mixed-use areas, including the Totem Lake Mall.

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Housing has long been allowed in the mixed-use area. History indicates, however, that if left to market forces alone, significant levels of housing are not likely to result in this area. In order to ensure a viable residential community in Totem Center, the City should provide a range of regulatory incentives that support residential development. Examples of possible incentives include increased height, bonus densities for affordable housing and decreased parking requirements for residential units.

Policy TL-7.2:

Encourage residential development that is affordable to the local workforce and meets diverse housing needs.

Measures to promote housing affordability, such as zoning and regulatory incentives, fee reductions/waivers or other measures, should be utilized as means to promote housing affordability. In addition, incentives should be provided to ensure a variety of housing types to address the needs of employees, seniors, or others who would benefit from housing near the employment center and health services in Totem Center.

Goal TL-8: Ensure that public and private development contribute to a lively and inviting character in Totem Center.

The fundamental goal for Totem Center is to create a pedestrian-oriented urban center with a safe, lively and attractive 24-hour environment.

To achieve this goal, key design principles for Totem Center include:

- **Mix of Uses** – Over time, Totem Center should evolve into a diverse mix of uses, including office, retail, medical and hospital uses, and high-density residential. This mix of uses can be provided in mixed-use buildings or in single-use buildings located in close proximity and with good pedestrian connections.
- **Pedestrian Orientation** – Building entrances should face the street. Building mass should be

broken up by offsets, step-backs or similar measures. Where compatible with the use, generous windows should be provided and oriented toward the street. Parking should not be the predominant use next to streets.

- **Public Spaces** – Development and redevelopment projects should provide publicly accessible open spaces that are focal points for the community. The City should identify park and recreation trail locations that encourage pedestrian activity throughout Totem Center.

Policy TL-8.1:

Implement design principles for Totem Center.

Design regulations established for the Totem Center district are contained in the City's Municipal Code. The principles include policies and concepts for pedestrian-oriented elements, public improvements and site features, parking lot location and design, building scale, building material, color and detail, signs, natural features, and other design elements. In addition to these standards, key design principles for all public and private development in Totem Center include:

- Reinforce the character of Totem Center through public investments, including street improvements, street lighting, gateway features, landscaping, ample sidewalks with street trees and bikeways.
- Produce buildings that exhibit high quality design, materials and details, incorporate pedestrian features and amenities and display elements of both continuity and individuality and that help build the overall character of the Totem Center area.
- Provide public spaces in all new larger development and redevelopment projects.
- Provide visual and functional connections between adjacent developments by incorporating areas of vegetation, public spaces and pedestrian connections. Impacts of parking and service areas should be minimized.

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- Encourage commercial signs that are oriented to the pedestrian, complementary to buildings, communicate the availability of goods and services in a lively and sophisticated manner and contribute to the character of the area.

Policy TL-8.2:

Implement design principles for the mixed-use area west of Evergreen Hospital Medical Center.

In addition to the design principles contained in the Municipal Code and the Totem Center concepts described in this chapter, the following principles should apply specifically to the mixed-use area:

- Urban residential development should be varied in building form, incorporate pitched or terraced roof forms, and include features such as bay windows, offsets, projecting decks and upper level step-backs. Rooflines should be varied.
- Additional density should be allowed in buildings that include a significant amount of floor area in residential use.
- The architectural mass of new development adjacent to NE 132nd Street should be centered toward the middle of these sites and provide a residentially scaled façade adjoining the low-density residences to the north.

Policy TL-8.3:

Emphasize vitality and activity during evenings and weekends.

Redevelopment should emphasize compatible retail, residential, and service uses that attract activity and bring vitality during evenings and weekends. In addition, redevelopment in Totem Center should provide exterior and interior public spaces appropriate for festivals, fairs, public gatherings, open-air events, seasonal events, exhibitions, and other activities throughout the year.

Goal TL-9: Support and strengthen the role of Evergreen Hospital Medical Center as an important part of the Kirkland community (district TL 3).

As the City's largest employer, the Evergreen Hospital Medical Center provides significant economic value to the community. The hospital campus also helps to provide a focus for the core of the Totem Center district, with its larger buildings and substantial areas of open space. As the hospital continues to grow within Totem Center, these attributes should be maintained and strengthened.

Policy TL-9.1:

Support the continued vitality of the Evergreen Hospital Medical Center and supporting uses.

Through its health care services, community programs, and employment/economic role, the Evergreen Hospital Medical Center significantly benefits the quality of life in the City and region. Public policy direction should nurture and support the continued health and vitality of the Medical Center. Public measures include:

- a streamlined regulatory process;
- provision of ancillary development capacity for supporting uses;
- development standards to ensure high quality development.

The regulatory process and designation to ensure sufficient development capacity are addressed within the Economic Development section of this element.

Policy TL-9.2:

Implement design principles for the Evergreen Hospital Medical Center.

Future development on the Evergreen Hospital Medical Center campus should be consistent with a master plan, reviewed by the City, which includes all known future development plans for the facility. Design principles contained in the Municipal Code

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and the Totem Center principles described above should apply to future development of this site. Additionally, the following principles should apply specifically to Evergreen Hospital and Medical Center:

- Building heights in excess of those allowed under the current Master Plan should be considered. Prior to approval of increased building heights, an analysis of shadowing and transition to surrounding residential areas must demonstrate that the impacts of greater heights on the surrounding residential area can be effectively mitigated. Taller buildings should be located toward the center of the site, away from residential uses.
- The value of public access to usable green spaces on the hospital campus should be considered when evaluating the need for taller buildings on the site.
- Campus edges should remain compatible with neighboring uses. Extensive landscaping or building elements at the edges that are of a similar scale as neighboring uses should be used.
- Pedestrian access within and through the Hospital campus should continue to be improved. The Hospital should coordinate with the Totem Lake Mall to provide a pedestrian connection that allows access between the Hospital, Transit Center and retail area in a safe and attractive environment. This feature may be an open space amenity or incorporated into buildings located near the slope.

Goal TL-10: Expand and strengthen the retail focus at the Totem Lake Mall (district TL 2).

The Totem Lake Mall has the potential to be a vibrant, intensive retail center for the Kirkland community and surrounding region. As redevelopment of the mall property occurs, there is an opportunity to provide residents and visitors with an exciting place to shop, congregate and relax. Careful redevelopment of the mall property will be

critical to its success as a retail center and community gathering place.

Policy TL-10.1:

Strengthen the role of Totem Lake Mall as a retail center and community gathering place.

Currently, Totem Lake Mall is successful in many ways. It provides retail services and employment opportunities, is a significant contributor of retail sales tax income to the City and serves as the site for some community activities. The policies in this element are intended to support efforts by the Totem Lake Mall to increase its role in all of these areas and realize its potential as a vibrant retail and community focal point. Policies within the Economic Development section address public actions, such as a regulatory flexibility and increased development potential, to encourage future growth and strength at the Totem Lake Mall.

Policy TL-10.2:

Emphasize high quality urban and architectural design in redevelopment of the Totem Lake Mall.

The redevelopment of the Totem Lake Mall should occur within the context of an overall site development plan for the upper and lower mall. Should phased development be preferred to address market demand at the site, a more traditional master plan approach may be appropriate to ensure the integrity of design over time. Key principles for development of the mall are noted below.

In addition to the design principles contained in the Municipal Code and the Totem Center concepts described elsewhere in this chapter, the following principles should apply specifically to the Totem Lake Mall:

- Coordinate with the Evergreen Hospital to provide a pedestrian connection that allows access between the Hospital, Transit Center, and retail area in a safe and attractive environment. This feature may be an open space amenity or incorporated into buildings located near the slope.

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- Additional density should be allowed in buildings that include a significant amount of floor area in residential use.
- Provide a visual and functional connection between the upper and lower malls.
- Allow for future visual and functional connections to the Totem Lake wetlands and planned greenway extending along Totem Lake Boulevard.
- Provide for a pedestrian-oriented environment, with appropriately scaled signs and architecture. Public spaces should be provided for gathering and relaxation.
- Provide extensive landscaping, including substantial use of trees, within parking areas to soften the visual impacts of cars and pavement.

Goal TL-11: Acquire and develop community facilities, such as a neighborhood park and community center.

Policy TL-11.1:

Establish an open space network.

The network should include open space, a neighborhood park, and pedestrian corridors. Park and open space facilities should be sized and designed to meet the needs of shoppers and those who live and work in the area. The facilities should include at least one place to gather, rest, eat and engage in informal recreation. Trees and plants should be provided for shade and relief.

Policy TL-11.2:

Public/private partnerships should be encouraged to provide additional parks, open space and pedestrian corridors.

Future intensive residential, office and retail development in Totem Center will increase the demand for parks, open space and pedestrian corridors. New development will also provide increased opportunity for acquiring and integrating

open space amenities into the development pattern. The City should seek opportunities to work in partnership with private development to create public open spaces in Totem Center that benefit public and private interests.

Policy TL-11.3:

Support the creation of community centered functions and activities.

New community-oriented facilities in Totem Center would provide recreation space that is highly in demand, increase activity levels in the area and provide a magnet for future private development. A new public facility, such as a community center, or the provision of space for these functions through private development would be a significant contribution to the future of Totem Center. Incentives for the development of community-oriented facilities through private development should be implemented.

Examples of program activities that might occur at a community center would include those that would support increased awareness and stewardship of the Totem Lake wetlands, individual and family health and fitness activities, and other community activities that complement plan goals for Totem Center and the Totem Lake Neighborhood as a whole.

Goal TL-12: Integrate local transit service, including a planned transit center, with surrounding development.

Policy TL-12.1:

Locate the planned transit station in Totem Center near employment, residential and retail centers.

In general, the accepted walking distance standard for transit stations is one-quarter mile, or a five to ten minute walk. This distance may be shorter in areas with hills or where weather conditions are not conducive to walking. In order to promote pedestrian use of the planned transit station in Totem Center, it

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TOTEM CENTER

should be located as close to the employment and residential areas as possible.

The preferred location for the transit center is in close vicinity of the intersection of 120th Avenue NE and NE 128th Street. This location would provide the greatest access for employees at Evergreen Hospital as well as future residential and employment populations in the mixed-use area. Careful attention to design of the transit center will be important, to ensure that it is integrated with existing uses, and provides necessary amenities to encourage transit ridership. If possible, depending on the location selected for the transit center, the center should participate in a pedestrian connection between the Totem Lake Mall and Evergreen Hospital Medical Center.

Policy TL-12.2:

Provide safe and convenient pedestrian access between commercial and residential development and the transit center.

Two key factors that influence how far people will walk to a transit station are whether (1) the walkway system is direct and complete and (2) the walk environment is enjoyable and safe. Once the transit station location is finalized, the walk routes to the station should be identified and improved to encourage pedestrian access.

Goal TL-13: Establish a transportation network that emphasizes pedestrian and transit use and is consistent with the regional transit plan.

Policy TL-13.1:

Support the list of sidewalks, bikeways and trails as established for Totem Center in the Active Transportation Plan.

Sidewalks, bikeways and trails provide important transportation benefits. Safe and attractive pedestrian routes allow residents and workers to reach retail and service businesses without using their car. Bikeways allow safe bicycle commuting and short convenience trips. In addition, these facilities

contribute to the overall visual character of the area. The city should continually identify sidewalk, bikeway and trail needs and solutions.

Policy TL-13.2:

Increase transportation options throughout Totem Center.

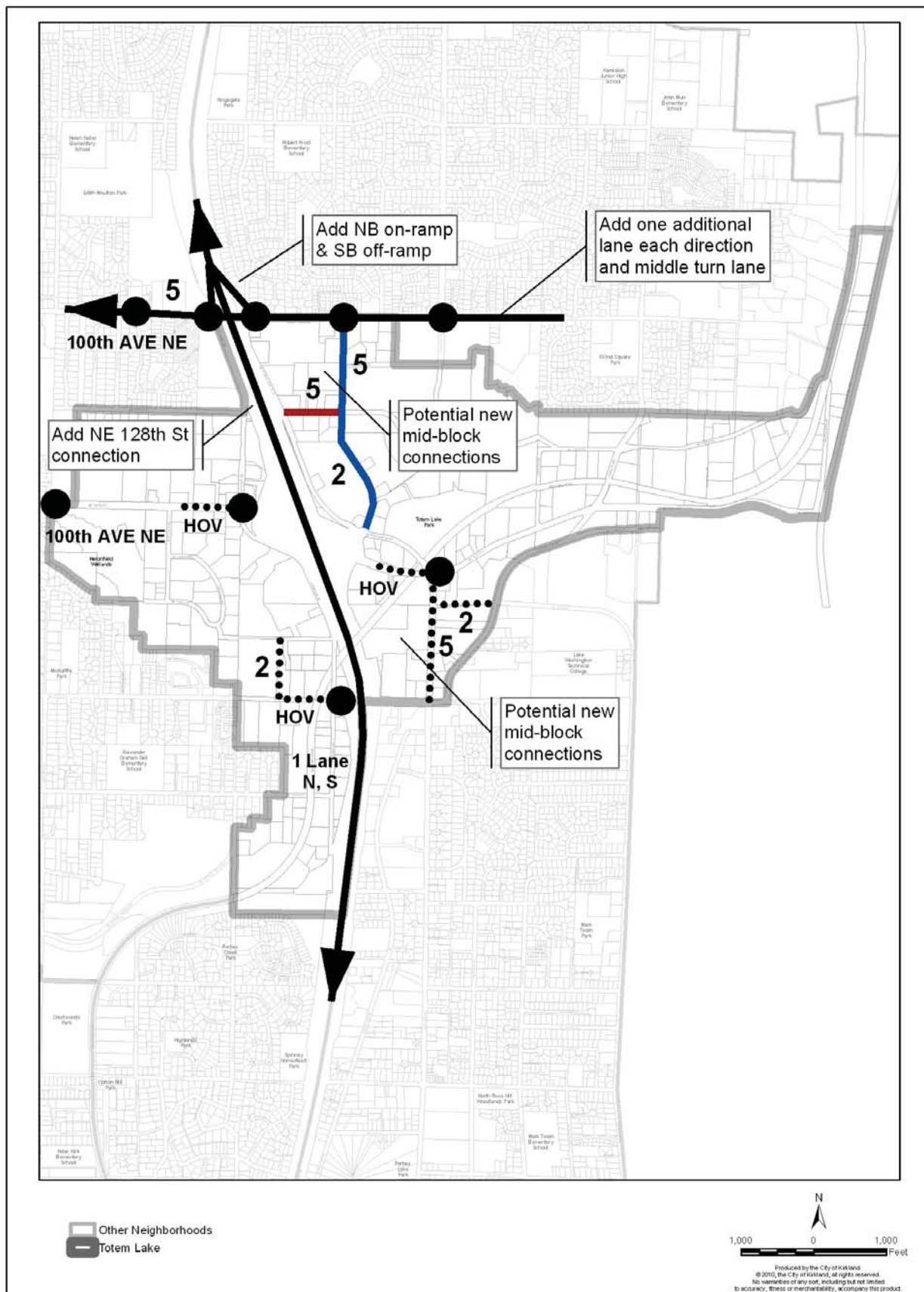
Totem Center has limited options for local vehicular circulation. Development of a complete network of local access streets would allow for choices in through movement and local access, encourage walking, the use of transit and contribute to the character and identity of Totem Center. Potential new street connections include mid block connections along 120th Avenue NE and between NE 128th Street and NE 130th Street, as shown in Figure TL-4.

The proposed NE 128th Street overpass would also provide important east/west connection across I-405. This design of this connection will be important, particularly where the roadway meets existing residential uses west of NE 116th Street, and established assisted living and commercial uses east of Totem Lake Boulevard. Design techniques should be incorporated to minimize impacts on these adjacent uses.

Policy TL-13.3:

Calm traffic on 120th Avenue NE.

120th Avenue NE runs between the upper and lower Totem Lake Mall, provides access to Evergreen Hospital and is the more heavily used of the two major north/south arterials through Totem Center. Traffic calming measures on 120th Avenue NE would improve pedestrian comfort and safety, increase the potential for a stronger connection between the upper and lower mall, and improve visual quality in the heart of Totem Center. Traffic calming measures could include a traffic roundabout, narrowing of the street, addition of on-street parking, or other measures. Specific traffic calming measures should be developed in collaboration with emergency service providers to ensure adequate emergency access to Evergreen Hospital and other uses in the area.



XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

5. NATURAL ENVIRONMENT

Framework Goal: Preserve, protect and enhance the natural environment in the Totem Lake neighborhood.

This section provides policy direction regarding the natural environment in the Totem Lake Neighborhood. Broad Citywide policies regarding environmental quality, natural amenity and function, environmental hazards and stormwater management are found in the Natural Environmental Element (Chapter V). These policies, while not repeated here, are applicable to the Totem Lake Neighborhood.

Goal TL-14: Enhance the biological integrity of Juanita Creek and Forbes Creek.

Policy TL-14.1:

Enhance the habitat quality of the Juanita Creek corridor.

Juanita Creek and associated wetlands represent the largest continuous wildlife habitat area in the Totem Lake Neighborhood (see Figure TL-5). While a valuable public resource, Juanita Creek has been negatively affected over the years by surrounding development. Impacts include narrow and degraded buffers, habitat fragmentation, degraded water quality, and increased flooding.

The City should initiate and support efforts to enhance the biological integrity of Juanita Creek, such as requirements for improved/enhanced buffers and reduced impervious surface area, partnership with other agencies or interested parties for improvements, acquisition of key areas or other measures.

Policy TL-14.2:

Restore the natural Forbes Creek channel through the neighborhood.

Within the Totem Lake Neighborhood, the Forbes Creek channel is culverted, which eliminates opportunities for wildlife habitat. Outside of the neighborhood, open portions of Forbes Creek provide cutthroat trout and coho salmon habitat. With restoration, it may be possible to re-introduce these species to the Totem Lake Neighborhood portion of the stream.

Rehabilitation of this stream corridor could restore biological health and diversity within the corridor, possibly re-establish a salmon run, and provide a visual amenity. City efforts should include a requirement that adjacent new development/redevelopment open and restore stream segments and/or direct public investment to restore the corridor. Development activity that restores the stream corridor should be allowed to retain development potential that would otherwise have been reduced by stream restoration.

Goal TL-15: Enhance the natural condition and function of Totem Lake.

Policy TL-15.1:

Work collaboratively with other agencies and groups to improve the habitat value and function of Totem Lake.

Totem Lake and wetlands include forest, shrub, and emergent communities, together with open water. This mix of communities creates a variety of habitat opportunities for wildlife in this headwater area of Juanita Creek. This area is bordered with little buffer area on the west, south and east sides by commercial development, roads and railroad tracks. Wooded slopes to the northeast provide upland area and wetland buffer features lacking along other sides.

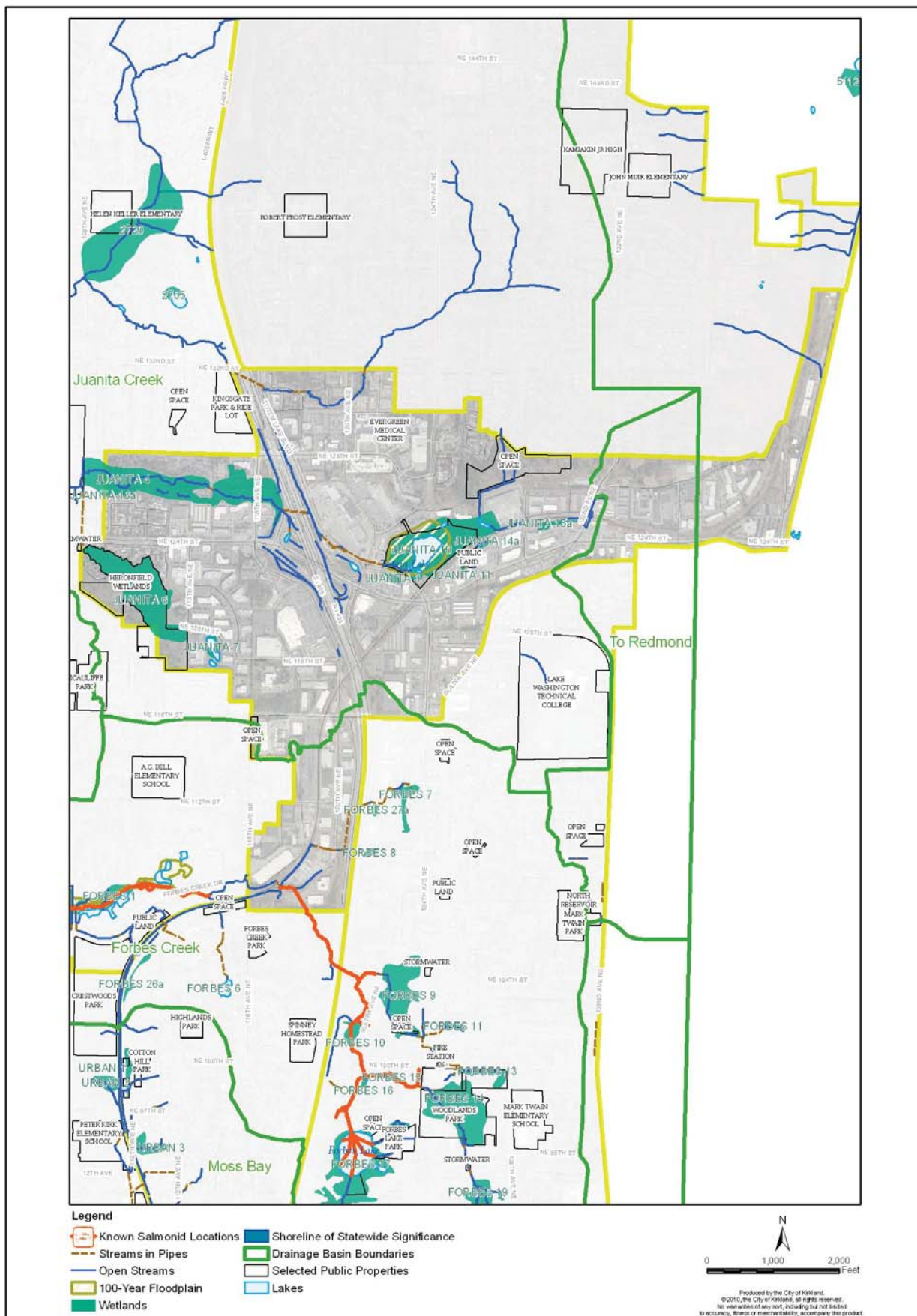


Figure TL-5a: Totem Lake Sensitive Areas

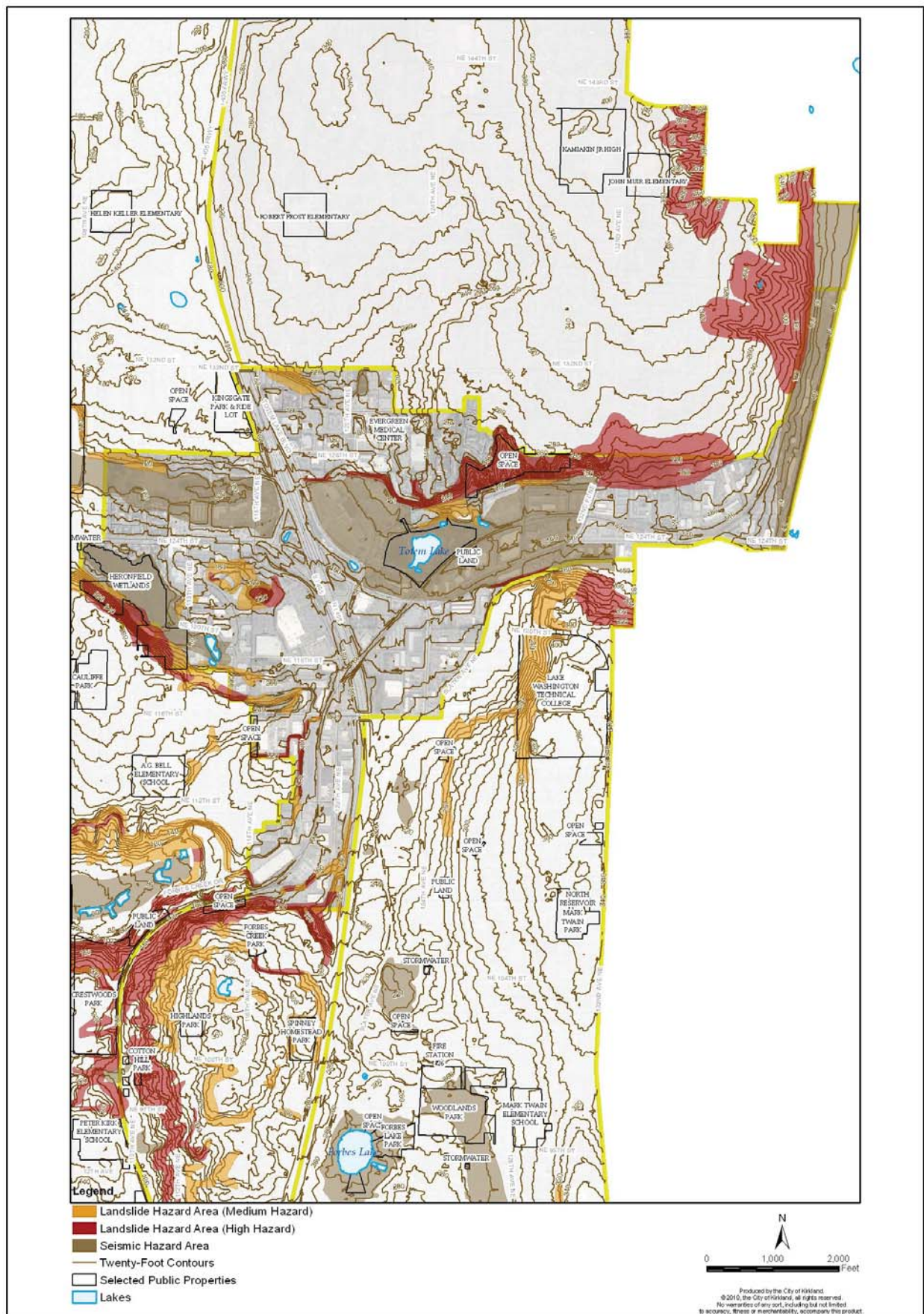


Figure TL-5b: Totem Lake Landslide and Seismic Hazard Areas

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Totem Lake is owned by the King Conservation District (KCD), a special purpose district that provides education and technical support on resource conservation issues. The management goals for Totem Lake are to enhance the wildlife habitat and maintain the area for passive recreation. Because the KCD has limited resources, management occurs on an incremental basis, as funds are available.

In cooperation with the KCD and the East Lake Washington Audubon Society, the City of Kirkland conducts regular maintenance to remove trash and remove overgrown vegetation. Future collaboration between the City, the KCD and the East Lake Washington Audubon Society should enhance the overall habitat value and function of Totem Lake.

Policy TL-15.2:

Provide opportunities for people to observe and enjoy the wildlife habitat around Totem Lake.

Totem Lake provides valuable urban wildlife habitat, with a wide diversity of birds and other animals. Currently, there is a boardwalk trail through a portion of the wetland that allows visitors to observe a variety of wetland types and wildlife activity, particularly water birds, songbirds and woodpeckers. Increased opportunities for public education and wildlife interpretation at Totem Lake, while protecting the natural system, could increase public appreciation and stewardship of this valuable resource.

Policy TL-15.3:

The City should acquire Totem Lake.

To ensure that the quality of Totem Lake and its buffers are preserved through regular maintenance, the City should seek to acquire and manage this resource.

Goal TL-16: Establish a greenway extending in an east/west direction from the hillside northeast of Totem Lake and extending along the Juanita Creek corridor.

Policy TL-16.1:

Create a public greenway as shown in Figure TL-6.

Greenways offer a mechanism to link the community's cultural, historic, recreational and conservation needs. The term "greenway" combines the concepts of greenbelt and parkway: providing the separation and ecological functions of a greenbelt and the linear and connective orientation of a parkway. Greenways help to preserve natural areas and provide open space within developed areas. With their emphasis on connectivity, greenways support wildlife by creating corridors and providing buffers from roadways and other incompatible uses.

In the Totem Lake Neighborhood, a new public greenway should extend from the steep slope in the eastern portion of the neighborhood, through Totem Lake and the Juanita Creek corridor to the western edge of the neighborhood (see Figure TL-6). The greenway would encompass many of the Juanita Creek Basin wetlands on the north side of NE 124th Street (see Figure TL-5). These wetlands include both small isolated features and large wetlands, such as those along Juanita Creek. Currently, these features provide significant wildlife refuge opportunities, limited primarily by fragmentation. Their wildlife function would be greatly expanded with a greenway that provides a continuous travel route.

Public and private landscape improvements to the area between Totem Lake on the east side of I-405 and Juanita Creek on the west side of I-405, should be incorporated into the greenway to provide a continuous corridor through the neighborhood.

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Policy TL-16.2:

In landscaped areas of the greenbelt, encourage landscape materials that complement adjoining natural areas.

Certain portions of the greenway, particularly extending west from Totem Lake and across I-405 to the Juanita Creek corridor, should be landscaped to provide a continuous green path through the neighborhood. To the extent possible, these areas should be landscaped with materials that complement the natural areas of the greenway and continue the appearance of a natural greenway.

Policy TL-16.3:

In natural areas of the greenway, maintain the natural vegetation to the greatest extent possible.

Within the natural areas of the greenway, natural vegetation should be maintained to the greatest extent possible. This may include management to replace invasive non-native plants with native vegetation. This will enhance the overall habitat and stormwater control function of these areas.

Goal TL-17: Protect potentially hazardous areas, such as landslide, seismic and flood areas, through limitations on development and maintenance of existing vegetation.

High and moderate landslide areas are located throughout the Totem Lake Neighborhood. Primary areas at risk for landslide include the slope northeast of Totem Lake, the slope south and west of the Heronfield wetlands, Welcome Hill, and isolated areas in Par Mac and along the north side of Juanita Creek (see Figure TL-5). Seismic soils are located primarily in low-lying soft soil areas around Totem Lake, along Juanita Creek and around the Heronfield wetlands. Currently, the only 100-year floodplain in the Totem Lake Neighborhood is located around Totem Lake. Policies in this section provide general guidance regarding these features.

Policy TL-17.1:

Maintain existing vegetation in high or moderate landslide areas.

In all landslide areas, most of the existing vegetation should be preserved in order to help stabilize the slopes as well as maintain natural drainage patterns. In particular, areas with significant existing vegetation, such as the wooded ridge along NE 116th Street (District TL 10B on Figure TL-11), and the hillside northeast of Totem Lake (District TL 9), should retain vegetative cover to the maximum extent possible.

Policy TL-17.2:

Require slope stability analyses in high or moderate landslide areas and regulate development to minimize damage to life and property.

Construction on or adjacent to landslide hazard areas may cause or be subject to erosion, drainage or other related problems. Therefore, a slope stability analysis is required prior to development. Development should be regulated on these slopes to minimize damage to life and property.

Policy TL-17.3:

Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints.

High ground water with soft soil conditions in the low-lying parts of the neighborhood may limit or require special measures for development. The presence of loose saturated soils increases the risk for differential settlement and seismically induced soil liquefaction. In these areas, development must demonstrate methods to prevent the settlement of structures and utility systems and to withstand seismic events.

The steep, heavily vegetated hillside in the northeastern portion of the neighborhood lies within an identified high landslide area (see Figures TL-5 and TL-11, District TL 9). Although a range of office, industrial or multifamily uses are permitted in

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NATURAL ENVIRONMENT

the southern portion of the hillside north of NE 126th Place, this development and all development on the hillside are subject to the following conditions:

- (1) Development should be subject to public review and discretionary approval through the City's Process IIA process.
- (2) The base density for residential development on the slope should be eight dwelling units per acre.
- (3) Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
- (4) Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
- (5) Watercourses should be retained in a natural state.
- (6) Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to withstand development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
- (7) The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.
- (8) Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or

which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.

- (9) Surface water runoff should be maintained at predevelopment levels.
- (10) Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.
- (11) Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.

The wooded hillside located on the north side of NE 116th Street, west of I-405, is designated as a moderate landslide hazard area (see Figure TL-5). Development in this area should be subject to the following conditions:

- (1) Lot coverage for development should be limited to ensure maximum preservation of existing vegetation.
- (2) Heavily vegetated visual and noise buffering should be maintained or developed where buffers are needed either for residential use of this site, or from nonresidential use of this site to residential use on neighboring properties.
- (3) Access to NE 116th Street should be limited due to the terrain and the desire to retain existing trees within the southern portion of the site.

Policy TL-17.4:

Work with other agencies and the public to improve water quality.

The water bodies in the Totem Lake Neighborhood are generally rated as "fair" to "good." All, however, have been routinely diagnosed with such water quality problems as high fecal coliform, low dissolved oxygen and high temperatures. Runoff from streets, parking lots and yards is a major

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NATURAL ENVIRONMENT/PUBLIC SERVICES AND FACILITIES

contributor to water quality problems. The City should address water quality issues associated with runoff from I-405, improve monitoring of privately owned detention facilities, and facilitate public education regarding use of lawn fertilizers and pesticides.

Policy TL-17.5:

Coordinate with the Federal Emergency Management Agency to update floodplain map for the Totem Lake Neighborhood.

Existing floodplain maps indicate that the only area that lies within the 100-year floodplain is Totem Lake. The Federal Emergency Management Agency (FEMA) originally developed these maps in the 1960s. Due to changes in local topography and stormwater patterns associated with development, these maps may not longer be accurate. The City must coordinate with FEMA to review and update these maps as needed.

6. PUBLIC SERVICES AND FACILITIES

Framework Goal: Support new development and redevelopment with adequate public services.

The City of Kirkland and other agencies provide a wide range of public services and facilities to serve residents and workers in the Totem Lake Neighborhood. Policy direction for these services is provided in three functional elements of Comprehensive Plan: Public Services/Facilities, Capital Facilities and Utilities. These policies, while not repeated here, are applicable to the Totem Lake

Neighborhood. The goals and policies provided below address specific public service issues unique to the Totem Lake Neighborhood.

Goal TL-18: Coordinate with service providers to meet the needs of new development and redevelopment in the Totem Lake Neighborhood.

Policy TL-18.1:

Update police and fire functional plans to reflect the planned density and intensity of development in the Totem Lake Neighborhood.

Police and fire functional plans provide direction for how services are to be provided and ensure that adopted levels of service can be met. These plans are updated in response to changes to the City's Comprehensive Plan. The current plan for the Totem Lake Neighborhood establishes development densities greater than previously anticipated in the plan. Therefore, the police and fire functional plans must be updated to plan for these increased development levels.

Policy TL-18.2:

Coordinate with regional service providers and special districts to meet the needs of the Totem Lake Neighborhood.

The Lake Washington School District, King County Library System, King County Solid Waste Division, Northshore Utility District, Puget Sound Energy, King Conservation District, King County Metro, King County Public Hospital District #2 and Sound Transit provide services to the Totem Lake Neighborhood. In most cases, these service providers do not maintain facilities within the neighborhood itself, but their services significantly contribute to the quality of life in the neighborhood. The City should coordinate with the service providers to ensure that their plans reflect the City's current plan for the Totem Lake Neighborhood.

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PUBLIC SERVICES AND FACILITIES

Goal TL-19: Provide parks, open space and trails that serve both the needs of residents and employees in the neighborhood.

Policy TL-19.1:

Strive to achieve adopted levels of service for parks in the Totem Lake Neighborhood.

Currently, the City's Park Plan establishes a goal of providing neighborhood parks within walking distance of every Kirkland resident and of developing a balanced mix of active and passive park types. The Totem Lake Neighborhood currently contains one natural park (Totem Lake) and no neighborhood/community parks. Parks located near the neighborhood include the North Kirkland Community Center and Park, McAuliffe Park and the 132nd Square Park. While these parks serve Totem Lake residents, they are not within easy walking distance of many residents. Future planning for the neighborhood should include a neighborhood/community park within the Totem Lake Neighborhood. Please refer to the Totem Center policies for discussion of possible neighborhood park facilities.

Policy TL-19.2:

Update the level of service for parks to include the needs of employees in the Totem Lake Neighborhood.

Current levels of service are based on a measure of park area per 1,000 residents. This measure may not recognize the true park needs of neighborhoods, such as the Totem Lake Neighborhood, with high numbers of employees. In high employment areas, the need for facilities that can be used during the workday, such as walking trails or picnic areas may be underestimated. A level of service that incorporates these needs should be considered for the Totem Lake Neighborhood.

Where employment is concentrated in the neighborhood, the provision of public park space by employers may be advisable. Opportunities to meet the park and recreational needs of employees on

private property should be considered when new development occurs in these areas of dense employment.

Goal TL-20: Create a stormwater collection and transmission system that decreases peak flows and improves water quality.

Policy TL-20.1:

Incorporate current Best Management Practices into stormwater management standards.

Best Management Practices are preventative programs that provide methods and activities to reduce pollution prior to its entry into stormwater. Technologies in this field are advancing rapidly. Kirkland should work with new technologies where feasible and review the progress of experimental techniques with other jurisdictions and agencies.

Policy TL-20.2:

Reduce the overall rate and volume of stormwater run off during peak storm periods.

The Totem Lake Neighborhood is almost fully developed and much of the development contains extensive impervious surface area. This style of development has contributed to unusually high rates of runoff to streams and wetlands during peak storm periods. As the rate and volume of stormwater runoff increases, water quality decreases, the potential for severe floods increases and flood peaks are extended.

Public and private measures, such as provision of public funds for improved stormwater detention facilities to handle existing development levels, and revised development standards to reduce impervious surface area, expand buffers/vegetated areas, and increase detention standards, would contribute to the reduction of stormwater flows.

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URBAN DESIGN

7. URBAN DESIGN

Framework Goal: Provide a sense of neighborhood identity.

The Totem Lake Neighborhood is comprised of distinct areas separated by built features, such as I-405. Urban design policies seek to establish visual connections between these areas, create effective transitions within and around the neighborhood, and provide a collective identity for the neighborhood.

The urban design policies provide the broad rationale and vision for the future design character of the Totem Lake Neighborhood. Specific implementing direction based on these policies is provided in the Design Guidelines for Totem Lake. Future development will be reviewed by the City to ensure compliance with the Design Guidelines.

Goal TL-21: Ensure that public and private development contributes to a coherent and attractive neighborhood identity.

Policy TL-21.1:

Ensure that public improvements contribute to neighborhood identity.

Public infrastructure, consisting primarily of public rights-of-way, is a significant land use in the Totem Lake Neighborhood. Public improvements should be designed and constructed in a manner that makes a positive contribution to the character of the neighborhood. High quality materials, the use of public art, and other measures to reflect and enhance the identity of the Totem Lake Neighborhood should be incorporated in public infrastructure design and construction.

Policy TL-21.2:

Encourage private development to help build the overall character of the Totem Lake Neighborhood.

Private development in the Totem Lake Neighborhood should promote a sense of community identity and continuity. Design measures to achieve this goal should address important elements of design, such as human and architectural scale, breaking up of building mass, attention to building details and pedestrian connections and orientation.

Design measures should also recognize the differing needs and character of the various areas of the neighborhood. For example, design standards in Totem Center, which support intensive development and a high level of transit and pedestrian activity, are somewhat different than those in the balance of the neighborhood. Please refer to the Totem Center goals and policies for design measures that address this area.

Policy TL-21.3:

Minimize the appearance of parking areas through location and shared facilities.

Parking lots are typically unsightly, break the links between buildings and destroy the continuity of the streetfront. Whenever possible, parking lots should be located at the rear of buildings. When this is not possible, landscaping should be used to break up and screen parking lots.

To minimize the area needed for parking, efforts should be made to share parking between facilities. Uses that have parking requirements at different times of the day should pool resources and develop plans for joint use. Adjoining parking lots shall not have unnecessary obstructions to through access, such as curbs or small changes in grade.

Policy TL-21.4:

Establish standards to ensure that signs communicate effectively and complement the character of the area.

Signs should be an integral part of a building's façade. The location, architectural style, and mounting of signs should conform with a building's architecture and should not cover up or conflict with

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URBAN DESIGN

prominent architectural features. A sign's design and mounting should be appropriate for the setting and allow the sign to be easily read.

Goal TL-22: Develop gateway features that strengthen the character and identity of the neighborhood.

Policy TL-22.1:

Use public and private efforts to establish gateway features at the locations identified in Figure TL-6.

Gateways to the neighborhood provide an important first impression of the area's character and quality. An existing gateway sign is located on NE 124th Street near the center of the neighborhood near 124th Avenue NE. Other locations for neighborhood gateways are shown in Figure TL-6.

At some locations, private development should install gateway features as part of future development. In other instances, public investment in such features is necessary. Depending on the location, improvements could include landscaping, signs, structures or other features that identify the neighborhood.

Goal TL-23: Develop a new landscaped boulevard that provides a green visual connection between the four quadrants of the neighborhood through enhanced landscape and public amenities.

Policy TL-23.1:

Create a landscaped boulevard that generally follows the alignment shown Figure TL-6.

The purpose of the landscaped boulevard is to provide a softened landscaped border around the I-405 interchange at NE 124th Street and to visually connect the four quadrants of the neighborhood. Creation of the boulevard uses existing rights-of-way, such as Totem Lake Boulevard, 120th Avenue NE and 116th Avenue NE to the greatest extent

possible. In other areas, particularly at the crossing of I-405 at both the north and south ends of the boulevard, dedication and development of new rights-of-way may be needed.

The alignment shown in Figure TL-6 is the preferred, but not the only possible alignment. Future opportunities to achieve the purpose of the boulevard on slightly different alignments should be considered and developed as appropriate.

Policy TL-23.2:

Enhance the landscaped boulevard with extensive greenery and other public amenities.

A well-designed landscape plan will create a hospitable environment for both the pedestrian and driver by reducing scale, providing shade and seasonal variety and reducing noise levels. Elements that should be included in the landscaped boulevard include a widened and meandering planting area, continuous and clustered tree plantings, and clustered shrubbery and seasonal color in a variety of texture, color and shape. Other features, such as lighting, directional signs, benches, varying pavement textures and public art would further enhance the route.

Goal TL-24: Provide interconnected streetscape improvements throughout the neighborhood that contribute to a sense of neighborhood identity and enhance visual quality.

Policy TL-24.1:

Establish a street tree plan for the neighborhood.

The repetition of trees bordering streets can unify a neighborhood's landscape. Trees add color, texture, and form to the urban environment. A strong street tree-planting scheme should establish community identity and provide a respite from the weather and the built environment.

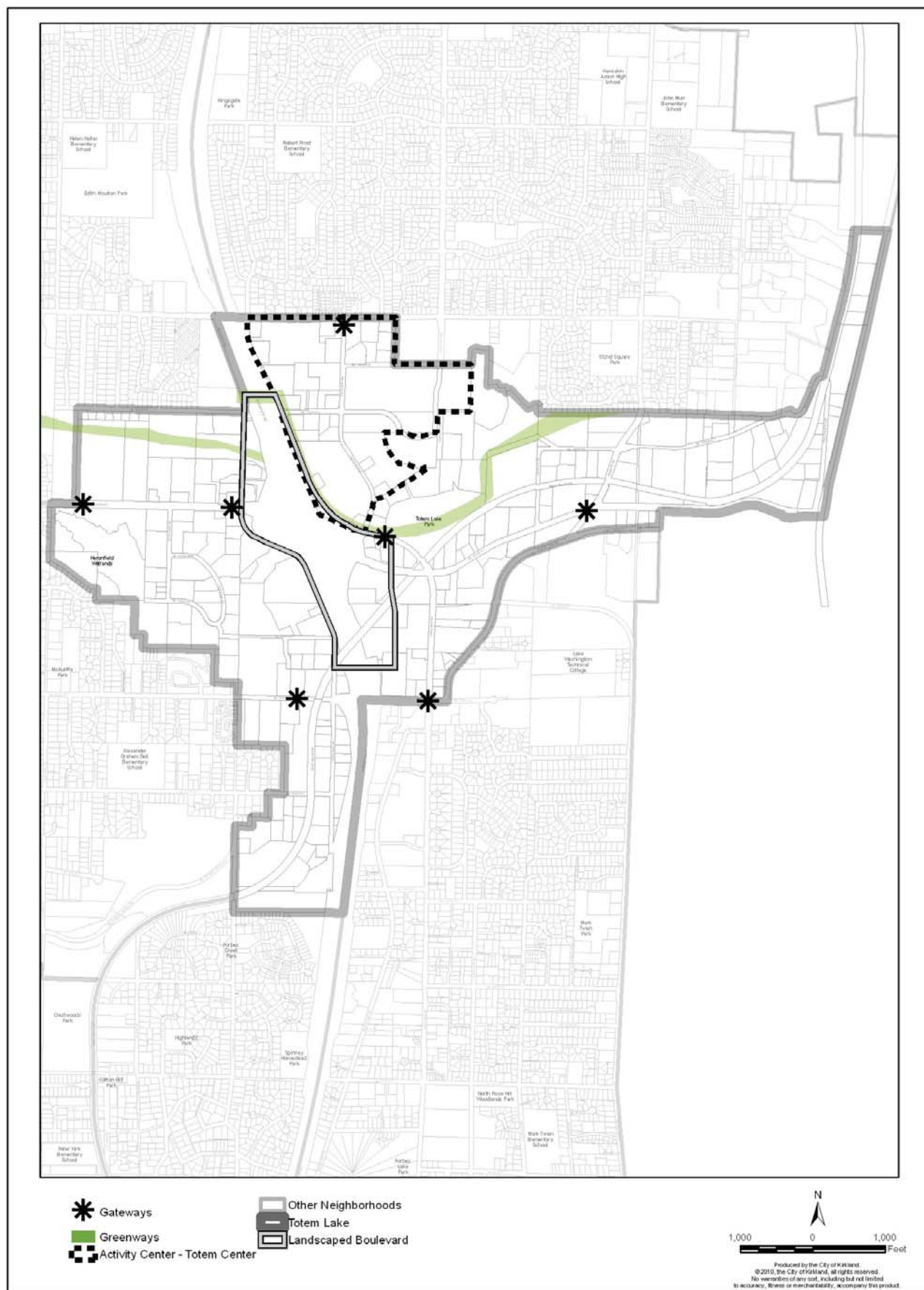


Figure TL-6: Totem Lake Urban Design

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URBAN DESIGN

Large, deciduous trees planted on each side of the street should bring visual continuity to the neighborhood, particularly on major entry arterials, such as NE 124th Street, NE 132nd Street, NE 116th Street, 124th Avenue NE, Totem Lake Boulevard and 120th Avenue NE. Many of these streets are currently fully or partially planted with street trees.

Policy TL-24.2:

Identify standards for and promote the development of public amenities, such as benches, planters, lighting, public art and directional signs on all arterials.

The quality and character of public improvements such as street and park lights, benches, planters, waste receptacles, pavement materials and public signs are critical components of the neighborhood's image. Standards for public improvements will assist in the development of a coordinated streetscape that will unify the neighborhood.

Currently, the gateway signs on NE 124th Street are the primary public amenity in the neighborhood. Expansion of these features, through both public and private measures, will help knit the neighborhood together visually and functionally.

Policy TL-24.3:

Establish a lighting plan for the neighborhood.

A coordinated plan for lighting throughout the neighborhood can contribute to the area's identity. Fixtures which create a signature in style and placement throughout the streetscape and in public spaces can help to unify and upgrade the visual character of the neighborhood. Careful attention to lighting in pedestrian-oriented districts can also improve the perception of safety for pedestrians. A lighting plan should also include techniques to address impacts between dissimilar uses, such as instances in which vehicle dealerships abut residential uses.

Goal TL-25: Provide effective transitions between the industrial, commercial and higher density multi-family uses in the neighborhood and single-family residential areas surrounding the neighborhood.

Policy TL-25.1:

Provide for site and building development requirements and other regulations that address transition areas to protect nearby residential neighborhoods.

Where commercial development adjoins established residential areas, the commercial use should incorporate site and building design features to soften its visual and physical impact and ensure that it is a positive element to the nearby residential neighborhood.

Techniques used could include limits on height, building bulk and placement, and lighting; setbacks of taller buildings away from residential neighborhoods; requirements for landscaping; noise control and other appropriate measures. Transitional regulations should include provisions for greenbelts, buffers or other site and building design features that will ensure a compatible relationship between commercial and residential development.

The City should ensure that policies for residential development contained in the plans for neighborhoods that abut the Totem Lake Neighborhood include measures to address potential conflicts between these residential uses and the commercial development in Totem Lake.

XV.H. TOTEM LAKE NEIGHBORHOOD HOUSING

8. HOUSING

Framework Goal: Protect and strengthen diverse residential areas.

The Totem Lake Neighborhood is an employment, retail and health services center that contains significant existing residential areas and offers opportunities to expand the housing supply. A central housing goal for the City is to increase housing opportunities while preserving neighborhood quality. Strong residential areas contribute to a sense of community, support retail and service activity, make the neighborhood a more desirable business location and fulfill Citywide housing objectives.

This section provides policy direction regarding residential land uses in the Totem Lake Neighborhood. Broad citywide housing policies are found in the Housing Element (Chapter VII). These policies, while not repeated here, are applicable to the Totem Lake Neighborhood.

Goal TL-26: Preserve existing multi-family residential areas and expand housing opportunities in the neighborhood.

Policy TL-26.1:

Preserve existing residential areas.

West of I-405, established residential areas are primarily located on the north and south sides of NE 124th Street. East of I-405, residential areas are located in the vicinity of Evergreen Hospital, extending east to the eastern boundary of the neighborhood (see Figure TL-3). These established residential areas should be retained and strengthened. Outside of Totem Center, residentially designated areas establish densities of 12 to 24 units per acre.

Policy TL-26.2:

Protect multi-family areas from potentially adverse impacts of commercial and office uses.

Some Totem Lake residential areas abut commercial or office uses and may be adversely impacted by these uses. Existing city regulations provide for protection of low-density residential areas from incompatible uses through landscape buffers, building height and location and other measures. To protect the multi-family areas in the Totem Lake Neighborhood, similar measures should be provided for moderate and high-density residential areas.

Nonresidential uses adjoining multifamily areas should be subject to design measures. These standards would be intended to preserve and strengthen multi-family residential areas, and could include standards that address height limits, building bulk and placement, landscape measures, driveway location or other similar measures.

Policy TL-26.3:

Expand housing opportunities in the Totem Lake Neighborhood.

In the Totem Lake Neighborhood, expanded housing opportunities are provided through high residential densities (minimum of 50 units per acre) and support for mixed-use development in Totem Center. These measures provide for a significant amount of additional housing while preserving existing multi and single-family areas in and adjacent to the Totem Lake Neighborhood.

Significant opportunities also exist to encourage housing within some of the general commercial areas of the neighborhood. Since housing development may be less financially profitable than office development where both uses are allowed, relatively high densities must be permitted to ensure that this use is on an equal footing with the development of an office use. To further encourage developers to choose to provide housing, an increase in height should be allowed when upper story residential use is provided. This incentive would enable residential

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use to be included either in mixed-use projects, or in stand-alone developments where retail use is not mandated as a ground floor use.

This incentive for greater height for residential development would be appropriate for the areas listed below, and shown in Figure TL-7:

1. Totem Lake West, north of NE 124th Street, west of 116th Avenue NE,
2. Properties east of 124th Avenue NE, north of NE 116th Street and west of Slater Avenue,
3. Properties east of 124th Avenue NE, south of NE 124th Street,
4. Properties south of NE 116th Street, west of the Cross Kirkland Corridor, and
5. Property north of NE 116th Street, south of NE 118th Street, and west of the Cross Kirkland Corridor.

Within these areas, properties north and south of NE 116th Street and west of I-405 (districts TL 10B and TL 10C in Figure TL-11), should be allowed additional height only if residential uses are provided. As these areas are located near residential uses to the west, and are situated at the southeast gateway to the Totem Lake Neighborhood, residential use in this area will provide an appropriate transition to the commercial areas to the east.

Another possible opportunity for expanded housing supply is located at the Kingsgate Park and Ride, immediately northwest of the Totem Lake Neighborhood, in the North Juanita Neighborhood. At this location, development of housing in conjunction with transit services, retail and commercial uses would provide additional housing supply, support transit usage, increase the possibility for greater affordability and contribute to the vitality of the neighborhood. Because the Kingsgate Park and Ride is in the North Juanita Neighborhood, land use at this location is not considered in this plan. The potential for redevelopment of this site, however, should be considered at the future appropriate time.

Goal TL-27: Encourage housing that is affordable to the local workforce and meets diverse housing needs.

Policy TL-27.1:

Develop a variety of incentives and other measures to encourage development of affordable housing.

The Totem Lake Neighborhood provides an important source of housing that is affordable to local service and office employees. Zoning and regulatory incentives can help make housing more affordable to low to moderate income households. Additional incentives, such as bonus densities, public funding programs, public land donations, and development fee waivers, may also be needed to develop affordable housing projects. Similarly, partnerships with other public agencies and the private sector can introduce more diverse resources, which can help fund affordable housing. An assortment of affordability measures should be developed to help support housing projects in the Totem Lake Neighborhood.

Policy TL-27.2:

Provide incentives that encourage variety in housing style, size and services.

The Totem Lake Neighborhood provides a range of housing types, including ownership and rental multi-family housing, and senior and assisted housing. Incentives should be developed to encourage continued variety in housing types, such as housing in mixed-use developments and housing oriented to use of transit facilities. Incentives could include reduced parking requirements for housing, increases in the floor area allowed for housing, and additional height where appropriate.

Mixed-use housing is another housing option that can increase housing opportunity and add vitality to the neighborhood. Incentives for mixed-use housing are provided in Totem Center.

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Policy TL-27.3:

Monitor the effectiveness of regulations and incentives in achieving affordability and diversity objectives, and adjust techniques where necessary to obtain success.

The city should regularly monitor the effectiveness of its regulations and incentives in achieving its housing objectives. If needed, regulations and strategies should be changed, or new strategies developed, if the desired number of housing units are not built or if there is insufficient choice in the style, size or cost of housing.

Goal TL-28: Provide for sufficient residential density to support and benefit from transit opportunities and to increase the likelihood of greater affordability.

In the Totem Lake Neighborhood, highest residential densities are focused in Totem Center. In this District, minimum residential densities of 50 units per acre help satisfy housing demand generated by growing employment areas, reduce dependency on the automobile through improved access to transit, shopping and employment, and increase the potential for improved affordability by increasing overall supply. Please refer to the Totem Center policies for a more specific discussion of Totem Center residential policies.

9. TRANSPORTATION

Framework Goal: Improve circulation within and through the neighborhood.

The concentration of economic activity in the Totem Lake Neighborhood requires an efficient transportation system. The neighborhood has an established network of streets that serve vehicular needs. I-405 provides regional access to the neighborhood. Principal arterials (NE 124th Street, 124th Avenue NE) connect Totem Lake with other regional locations such as Bellevue and Redmond.

Minor arterials (NE 116th Street, Totem Lake Boulevard, 132nd Avenue NE, NE 132nd Street, NE 120th Street) provide connections between principal arterials and serve as key circulation routes within the neighborhood. Collector streets distribute traffic from the arterials to local streets, giving access to individual properties.

The nonmotorized system is less well established. In many areas, the pedestrian and bicycle facilities are missing, inconvenient or confusing to use. Sidewalks segments are missing and bicycle facilities are not developed in much of the neighborhood.

The transportation policies below are intended to provide mobility options for residents, workers, and visitors to the Totem Lake Neighborhood. While recognizing the need for some new general-purpose improvements, these options emphasize alternatives to the single-occupant vehicle as a cost-effective means to maintain mobility while minimizing the need for widened streets. Increase use of transit, ridesharing, and nonmotorized facilities can help break the cycle of congestion and street widening while maintaining mobility within the neighborhood.

Citywide transportation policies are found in the Transportation Element. These policies, while not repeated here, are applicable to the Totem Lake Neighborhood.

Goal TL-29: Provide mobility within the neighborhood through: (1) efficient use of existing rights-of-way as the highest priority; and (2) expansion of arterials where the additional capacity is needed.

Over the past decade, the Totem Lake Neighborhood has experienced one of the highest rates of traffic growth in the city. Road improvements have not kept pace with this growth, contributing to significant peak hour traffic congestion. This increased congestion is partially due to growth in the neighborhood, but also due to expanding growth in travel passing through Totem Lake from other areas. In order to maintain mobility within the

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neighborhood, efficient use of existing rights-of-way and improvements to certain arterials are both necessary.

Policy TL-29.1:

Maximize efficiency of the existing transportation network.

Many low-cost traffic management strategies can be employed to maximize the efficiency, and improve safety of the existing transportation network. Intelligent Transportation Systems (ITS), for example, maximize the efficiency of the existing transportation system and can improve mobility through techniques such as transit priority signalization. Other measures to increase the efficiency of existing streets include intersection improvements, on-street parking restrictions, signal timing optimization and left turn channelization.

Policy TL-29.2:

Provide arterial improvements to maintain mobility and meet the city's Level-of-Service (LOS) standard.

Level of service (LOS) is used to denote roadway and intersection operating conditions. The City has established an LOS standard for Totem Lake intersections during the PM peak hour. Please refer to the Transportation Element for a discussion of the LOS standard for Totem Lake.

To maintain the adopted LOS, improvements to the street network, such as widening roads, limiting access on arterials, improvements to I-405, and adding roadways to complete street network connections, are needed.

A complete list of transportation projects is listed below and shown in Figure TL-8:

Arterial Improvements		
Right-of-Way	Location	Description
NE 132nd Street	100th Ave NE to 124th Ave NE	Add one lane in each direction
120th Avenue NE	North of Totem Lake Mall to NE 132nd St	Realign, add one lane each direction with center turn lane
120th Avenue NE	Totem Lake Blvd to north of Totem Lake Mall	Traffic calming
124th Avenue NE	NE 116th St to NE 124th St	Add one lane in each direction
New Construction		
NE 128th Street	116th Ave NE to Totem Lake Blvd	General purpose/HOV bridge. Add one lane in each direction, between Totem Lake Blvd and 120th Ave NE
NE 120th Street	Slater Ave NE to 124th Ave NE	New two-lane road

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Intersection Improvements		
100th Avenue NE	NE 132nd Street	One westbound right lane and restripe through lane to share right and through lane for dual westbound right turn lane
120th Avenue NE	NE 132nd Street	Add one northbound left turn lane for dual left turns
Totem Lake Blvd	NE 132nd Street	Add one northbound left turn lane for dual left turns
116th Way NE	NE 132nd Street	Add one additional northbound left turn lane
116th Avenue NE	NE 124th Street	Restripe southbound shared left/through lane to southbound through lane. One additional southbound left turn lane
Totem Lake Boulevard	NE 124th Street	Add a second northbound left turn lane, one northbound right lane and one southbound through lane
NE 116th Street	124th Avenue NE	Restripe southbound right turn lane to share through and right turn lane, add one westbound right turn lane
High Occupancy Vehicle Improvements		
NE 116th Street	118th Ave NE to 120th Ave NE	HOV treatment
NE 124th Street	I-405	HOV treatment
NE 124th Street	I-405 to 132nd Ave NE	HOV treatment

The following projects are regional in nature and/or under the control of other jurisdictions, and are also important as parts of the Totem Lake transportation system.

Facility	Location	Description
124th Avenue NE	NE 132nd Street	Add southbound left-turn lane and add westbound right-turn lane (short-term). Add one southbound right turn lane and a second eastbound left turn lane (long-term)
I-405	North/south through neighborhood	Add one general purpose lane in each direction
NE 132nd Street	I-405	New interchange
Willows Road	NE 145th Street	New construction

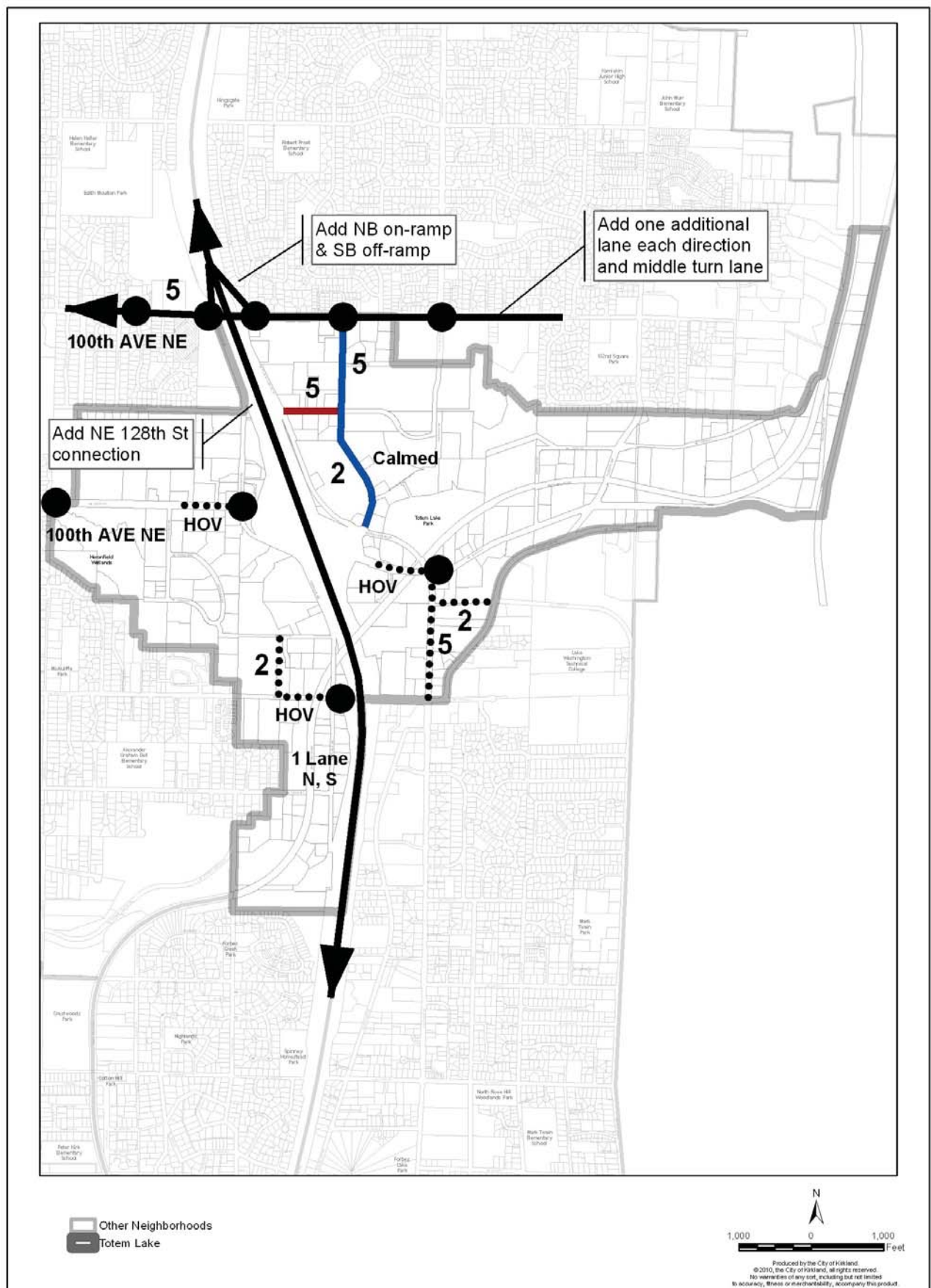


Figure TL-8: Totem Lake 2012 Network with Totem Lake Improvements

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Policy TL-29.3:

Actively explore a wide range of funding options to achieve the adopted road network and maintain an acceptable LOS.

The Growth Management Act requires local jurisdictions to identify and fund transportation improvements sufficient to achieve the adopted LOS. For the Totem Lake Neighborhood, the road network needed to achieve the adopted LOS requires an ambitious funding effort that must include public and private collaboration.

The City should ensure that private growth pays for its share of needed transportation improvements. The City has adopted an impact fee system to allow the collection of funds to pay for a portion of needed improvements caused by additional traffic from new development. The City should ensure that the impact fee schedule is updated to include necessary transportation facilities in the Totem Lake area. The City should also seek interlocal agreements with adjacent jurisdictions to mitigate the traffic impacts of new growth occurring outside of the city limits.

The City must also work with State and federal agencies to seek all available funding sources to support the adopted transportation network. The City should also consider the following revenue sources to finance needed improvements:

- ◆ General revenue
- ◆ Impact fees
- ◆ Local option gas taxes (if authorized)
- ◆ Surface water fees (based on new stormwater requirements)
- ◆ Special purpose taxing district

The Urban Center designation within the Totem Lake Neighborhood is particularly helpful to the City, when grants for funding of transportation improvements are sought. Urban Centers are often given a higher priority in review for funding.

Goal TL-30: Expand transportation demand management (TDM) measures and improve transit facilities and services.

The use of public transportation as an alternative for people who work, live and shop in the Totem Lake Neighborhood should be encouraged. Increased use of this mode of transportation would help to reduce traffic congestion and parking problems in the neighborhood.

Policy TL-30.1:

Implement an expanded transportation demand management (TDM) program to reduce trip demand in the neighborhood.

TDM seeks to modify travel behavior and encourage economical alternatives to the single-occupant vehicle. The City has an ongoing TDM program that works with employers, including those in the Totem Lake Neighborhood, to reduce single-occupancy vehicle use and vehicle miles traveled. Because traffic congestion is expected to continue to increase in the neighborhood, an expanded TDM program should be implemented. Program options may include TDM goals for retail uses, reduced parking standards, parking pricing, and/or coordination with King County programs to encourage high occupancy vehicle use.

Many components of a successful TDM program could include costs to the City. Financial subsidies to encourage employers to provide vanpools for their employees, or other incentives to reduce the costs of participation for employees are examples of costs the City might incur. The City should explore funding sources available to enable full support of an aggressive TDM program.

Policy TL-30.2:

Consider implementation of the Totem Lake Urban Center as a Growth and Transportation Efficiency Center (GTEC).

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The GTEC designation is a voluntary Commute Trip Reduction (CTR) strategy that encourages reduction of Single Occupancy Vehicle (SOV) and/or Vehicle Miles Traveled (VMT) through efficient use of transportation infrastructure and travel demand management strategies discussed above. The purpose of the GTEC is to increase access to the neighborhood while reducing the number of drive alone trips. The GTEC goals to reduce SOV and/or VMT must be more aggressive than those in the Kirkland CTR Plan.

The City of Kirkland can focus on employers and residents that can efficiently use CTR strategies. These strategies are addressed in the draft GTEC Plan.

To qualify for state funding, the City is obligated to provide 100 percent matching funds towards the implementation of the program. Implementation of this program will require adequate funding.

Policy TL-30.3:

Encourage improved Metro and Sound Transit service to and from the Totem Lake Neighborhood.

Transit service to the Totem Lake Neighborhood will improve as a result of the planned direct access HOV lanes at I-405/NE 128th Street and nearby transit facility. These projects are intended to improve the speed, reliability and use of regional express transit service in Kirkland. These improvements are also an integral part of the plan and vision for Totem Center. Please refer to the Totem Center policies for additional policies regarding these facilities.

Throughout the Totem Lake Neighborhood, expanded transit service to connect to other Eastside communities, to provide more frequent service during peak hours, and to expand service from park-and-ride lots should be provided. Additional transit shelters and stops should be encouraged. Intensive promotion should be sought for implementation of local transit services to Totem Lake residents and businesses.

In order to promote improved regional service for Totem Lake's residents and employees, the City should support efforts to explore opportunities for High Capacity Transit (HCT) on I-405.

Policy TL-30.4:

Consider preferential treatment for transit vehicles and carpools on arterials.

One way the City can encourage alternative modes of transportation is by improving mobility for transit or carpools. HOV priority treatments on arterial streets, including business access transit (BAT) lanes, intersection queue-jump lanes, and traffic signal priority, could facilitate efficient movement of transit and carpools. Before these treatments are built, factors that should be evaluated include the relative benefit of the treatment on HOV mobility, physical feasibility, safety and impacts to community character.

Goal TL-31: Simplify local circulation for businesses and residents in the Totem Lake Neighborhood.

The Totem Lake Neighborhood has barriers to local circulation including I-405, the Cross Kirkland Corridor, steep slopes and wetlands. Because of these features, the pattern of local streets can feel circuitous, confusing and inconvenient. The improvements described below would simplify and improve local circulation, but are not needed to maintain overall level of service in the neighborhood.

Policy TL-31.1:

Create a landscaped boulevard that connects the four quadrants of the neighborhood.

Although primarily for urban design purposes, the landscaped boulevard would not only connect visually the four quadrants of the neighborhood around the I-405 interchange at NE 124th Street, but could also help local circulation. Creation of the boulevard uses existing rights-of-way such as Totem Lake Boulevard, 120th Avenue NE and 116th Avenue NE to the greatest extent possible. In other

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areas, particularly at the crossing of I-405 at both the north and south ends of the boulevard, dedication and development of new rights-of-way may be needed. Please refer to the Urban Design policies and Figure TL-6 for the preferred alignment of the boulevard.

Policy TL-31.2:

Provide local access roads.

The Totem Lake Neighborhood currently has a limited local street system, particularly to the south of NE 124th Street. Development of a complete network of local access roads would facilitate vehicular, pedestrian and bicycle access to properties and reduce reliance on major arterial routes. Several potential roads are identified in Figure TL-4.

Goal TL-32: Improve circulation and access for nonmotorized modes of transportation.

To provide transportation alternatives to the automobile, safe and convenient paths should be developed for pedestrians, bicycles, scooters, skates and other nonmotorized modes of travel. The Active Transportation Plan (ATP) indicates that nonmotorized routes are deficient in the Totem Lake Neighborhood (Figures TL-9 and TL-10). Of particular note are inadequacies in the available east-west crossings of I-405.

Policy TL-32.1:

Develop a safe, integrated on- and off-street nonmotorized system emphasizing connections to schools, parks, transit, and other parts of Kirkland.

The Totem Lake Neighborhood needs many nonmotorized improvements, as identified in the City's Active Transportation Plan. These include safe and appropriately scaled nonmotorized access to connect neighborhoods, and activity and urban centers, with services, transit, and recreation areas. The relationship of the Totem Lake Neighborhood to other neighborhoods, as well as to Lake Washington

Technical College, Juanita Beach, and the Forbes Creek Trail, should be considered in developing regional connections.

The Cross Kirkland Corridor, if it is developed, will provide an important recreational opportunity, as well as a north-south bicycle and pedestrian route, within the Burlington Northern right-of-way through much of the Totem Lake Neighborhood. The trail could also be a precursor of a regional facility traveling through the hearts of many Eastside cities.

Policy TL-32.2:

Coordinate with regional transportation agencies to ensure that a complete pedestrian network serves new transit facilities.

Sound Transit's 10-year Regional Transit System Plan includes funding for a new Transit Center and HOV access project at NE 128th Street on I-405. As plans are finalized for these improvements, the City should ensure that complete pedestrian facilities and transit service connections to Totem Lake residents and businesses are provided. Please refer to the Totem Center policies for additional discussion of pedestrian/transit circulation in the vicinity of the Transit Center.

Goal TL-33: Encourage coordination with regional transportation systems.

The Totem Lake Neighborhood needs to be connected with larger transportation systems on the Eastside and in the region. Totem Lake businesses and residents should have a seamless and effective integration with mobility systems that serve both the neighborhood and external destinations.

Policy TL-33.1:

Encourage multimodal transportation improvements in the I-405 Corridor.

During peak hours, much of the traffic congestion on city arterials such as 124th Avenue NE is partially caused by traffic spillover from I-405. Efforts to reduce the impacts of this spillover include providing

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additional through capacity on I-405, study of a new interchange at NE 132nd Street with I-405 and I-405 corridor improvements for transit access and expanded transit service. Improvements to the configuration of the interchange at NE 124th Street should also be explored and implemented. The City should support these efforts, and continue to work with the Department of Transportation in the study of the I-405 corridor.

The City should support efforts to add capacity on I-405 by adding at least one general purpose lane on both northbound and southbound traffic and to reconfigure the interchange at NE 132nd Street. These capacity improvements are necessary to ensure a balanced network and to support the land uses envisioned by the plan.

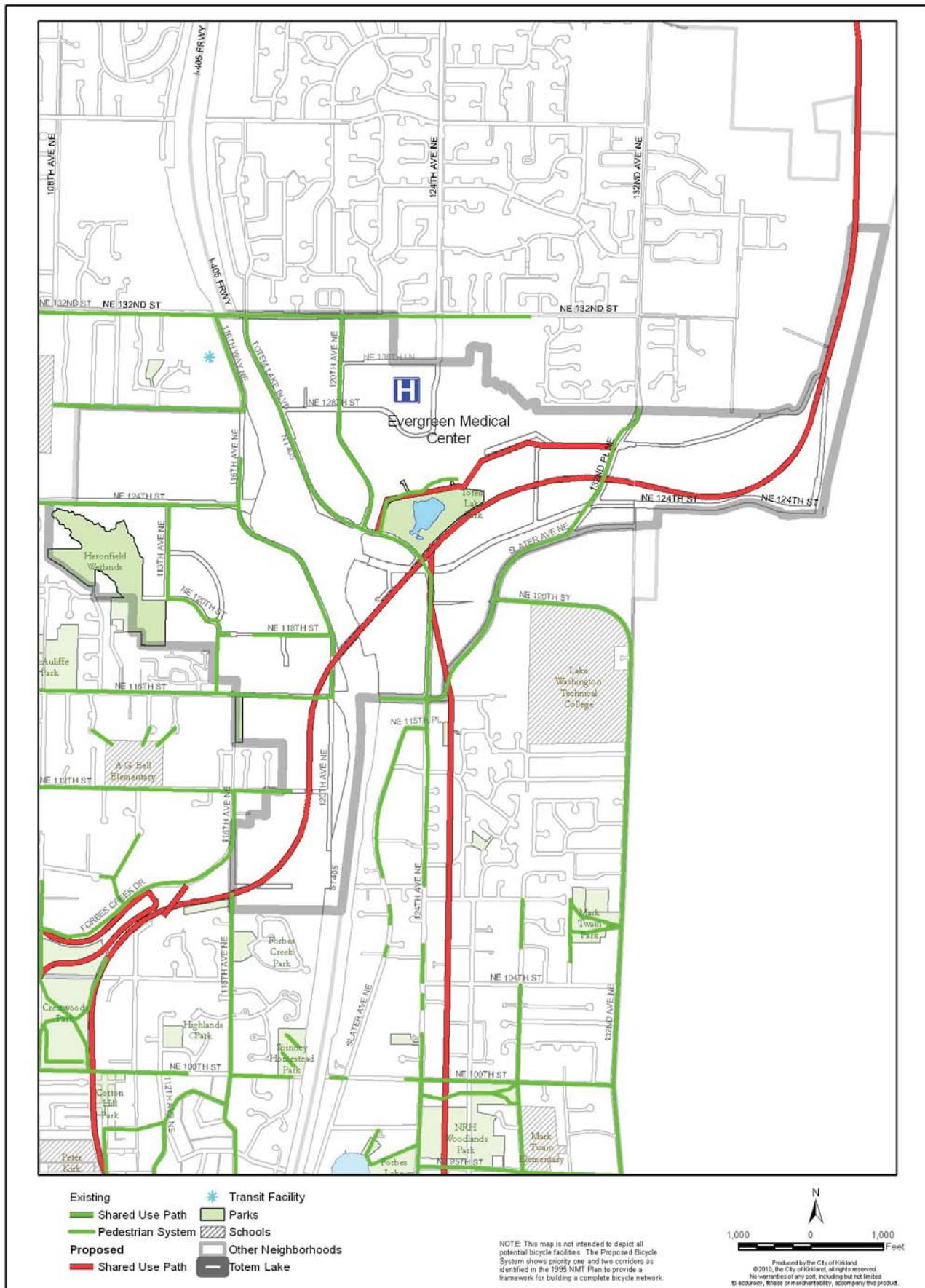


Figure TL-9: Totem Lake – Existing and Proposed Pedestrian System

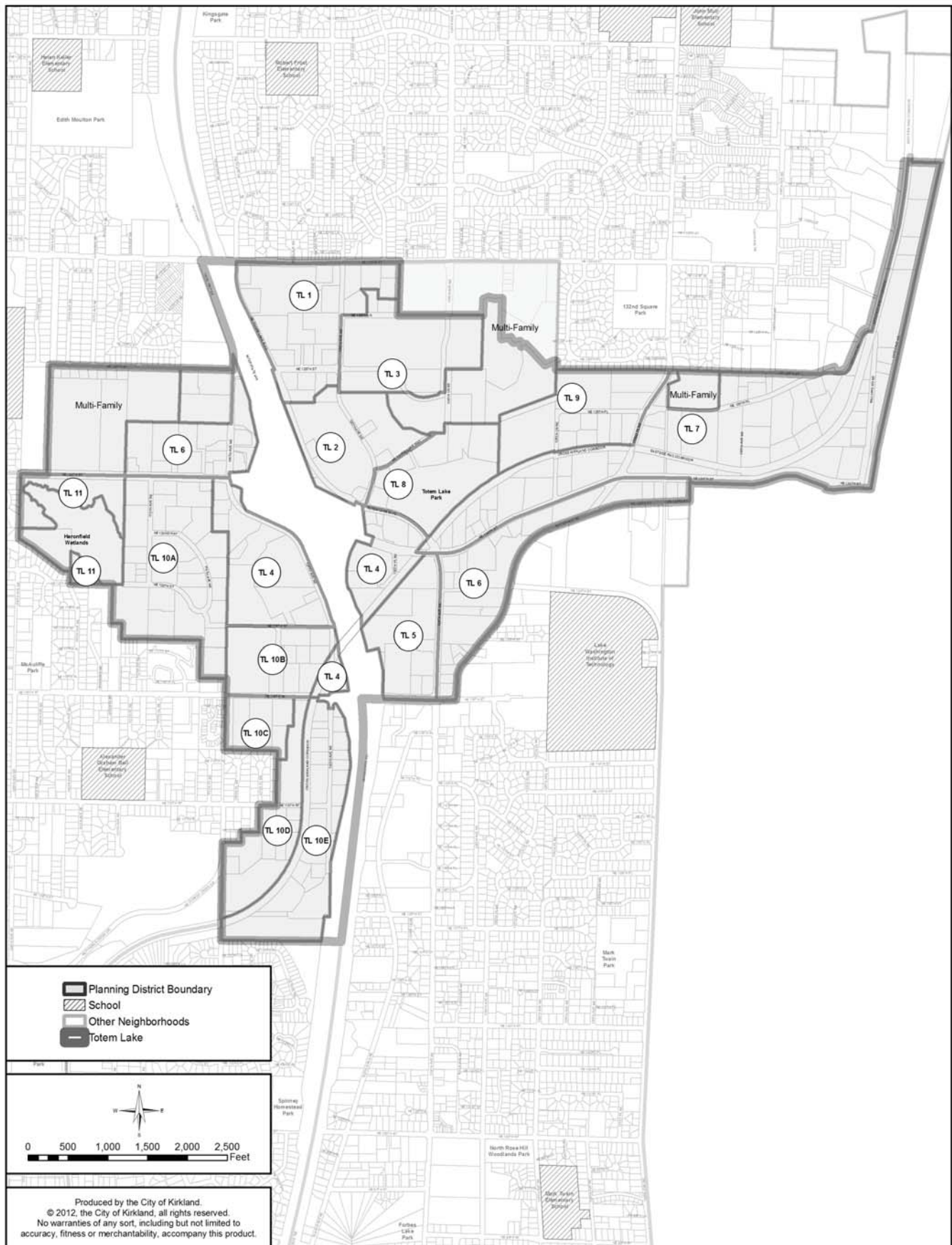


Figure TL-11: Totem Lake Planning Districts

Totem Lake Neighborhood Land Use Matrix

Districts

	TL 1	TL 2	TL 3	TL 4	TL 5	TL 6	TL 7	TL 8	TL 9	TL 10A	TL 10B	TL 10C	TL 10D	TL 10E	TL 11
Residential (>24 d.u./acre)	◆ a	◆ c		◆	◆ c	◆ c		◆			◆	◆	◆		
Medium Density Residential									◆ i						◆
Office	◆ a	◆	◆ f	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Retail		◆ g		◆	◆	◆	◆ h	◆ g				◆ k			
Industrial							◆		◆ j	◆	◆	◆	◆	◆	
Housing Incentive (b)	◆					◆					◆	◆	◆		
Master/Specific Plan			◆		◆										
Design Review	◆	◆	◆	◆	◆	◆	◆	◆ l		◆	◆	◆	◆	◆	◆
Building Height Considerations (e)	◆	◆	◆		◆	◆				◆	◆	◆	◆	◆	

Notes:

- ◆ Denotes districts in which land uses are allowed and/or where consideration noted below applies.
- a. Minimum density of 50 dwelling units per acre required. High nonresidential FAR encouraged (minimum 1.0)
- b. Housing incentive may include additional height for upper story residential.
- c. Upper story housing encouraged to be combined with lower level commercial uses.
- d. Area of office to be subordinate to retail use.
- e. See Neighborhood Plan text for discussion of building height.
- f. Medical and general office uses to support Evergreen Hospital Medical Center will be subject to City approval based on consistency with the campus Master Plan.
- g. Ground floor uses may be limited to retail in certain areas within the zone.
- h. Types of retail uses may be limited within the zone.
- i. Medium density residential uses allowed in northwest portion of subarea, north of NE 126th Place. subject to standards (see Neighborhood plan text).
- j. Industrial uses to be encouraged to remain and locate in this area through special incentives.
- k. Vehicle sales/repair allowed only with direct vehicle access to NE 116th Street. Other retail uses must be accessory to a primary use.
- l. Design guidelines for the Totem Lake Neighborhood apply to development in TL 7, in lieu of design regulations in Chapter 92 KZC.

